

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, June 12, 2024 7:00pm

Meeting Called to Order

Commissioner Danny Williams called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Greg Millen-yes, Rich Vinyard-yes (via Zoom), Danny Williams-yes, Ryan Forristall-yes, Rusty Hyett-yes, Reagan Goins-yes

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner1

Other Guests

Chris Vitosh, Vitosh Reporting Service
Lynn Dubajic Kellogg, City Consultant
Nicholas Dodd
Mark & Liz Thompson
Mary Maher Bartalone, Kendall Mktpl.
Dave & Nancy Peat, Kylyn's Ridge
Roger Blomgren, Baird & Warner
Sam ?, via Zoom
Larry Hagemann via Zoom
David Petesch, *Kendall County Record*, via Zoom
Brian??
Lisa??

Russ Whitaker, Rosanova & Whitaker
Matt Gilbert, Green Door Capital
Connie McMahan
Don Bartalone, Kendall Marketplace
Sam Woodworth, WSPY
Shawn Thomas, IBEW
Bradd Hout
Ryan Fitzgerald via Zoom
Ryan/FVBRA staff via Zoom
Mike Reisenbach???
Bailey Karabotham??? BB Shore Lane

Previous Meeting Minutes May 8, 2024

Motion by Reagan Goins and second by Richard Vinyard to approve the minutes as presented.
Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes, Goins-yes, Millen-yes. Carried 6-0.

Citizen's Comments None

Public Hearings

Commissioner Williams explained the procedure for the 3 Hearings and swore in those who would give testimony. He also explained the order for presenting testimony. A motion was made by Ms. Goins to open the Public Hearings, seconded by Mr. Hyett. Public Hearings opened at 7:04pm. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes, Goins-yes, Millen-yes. Carried 6-0. Mr. Williams read each Public Hearing description.

1. **PZC 2024-07 Kelaka, LLC**, Green Door Capital, petitioner/contract purchaser and Kelaka, LLC, owners, have filed an application with the United City of Yorkville,

Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of the Burlington Northern Santa Fe railroad line, southeast of Faxon Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) consisting of approximately 148.56 acres.

2. **PZC 2024-08 Hagemann Trust**, Green Door Capital, petitioner/contract purchaser, and Hagemann Family Trust, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located immediately east of Eldamain, north of Corneils Road and west of West Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) for three (3) parcels, consisting of approximately 138.44 acres.
3. **PZC 2024-15 C1 Yorkville, LLC**, petitioner, and Yorkville Nexus LLC, owners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization for a Planned Unit Development (PUD) and preliminary PUD Plan approval for a data center campus. The real property is generally located immediately east of Eldamain Road, north of the Burlington Northern Santa Fe railroad and Faxon Road and west of Beecher Road consisting of approximately 230 acres.

(See Court Reporter's transcript)

At approximately 8:19pm a motion was made by Ms. Goins and seconded by Mr. Millen to close the Public Hearing. Roll call: Williams-yes, Forristall-yes, Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 6-0.

Unfinished Business None

New Business

1. 2024-07 Kelaka LLC (see above for full description)

Background: Ms. Noble explained what data centers are used for and said these locations are suitable since a large ComEd sub-station is close for the large amount of power data centers use. She said the property owner has the right to petition for annexation without notifying adjacent property owners. When the code is not being observed exactly, the public has the right to provide comment. She said state law dictates how nearby property owners are notified of rezoning, etc. The law says owners within 250 feet must be notified and the city actually does 500 feet. Since all property coming into the city defaults to R-1 zoning, this is the reason for the rezoning request. Staff supports this request to rezone to M-2.

NOTE: The petitioner provided responses to the rezoning request and would like them to be included in the official record.

Discussion: Commissioner Williams was concerned that there was no PUD on the Kelaka and Hagemann requests and that the petitioners could rezone them to M-2 and possibly sell them to someone who has no intention of using them for data centers. However, he said data centers would greatly add to the tax base. There are 2 specific homeowners who will be affected and he believes their property values will be lowered as a result. He asked if the petitioner had reached out to the owners about purchasing their land. Mr. Gilbert said the petitioner had not and he believes the property value would actually increase. He added the petitioner has no plans for the sites at this time.

Action Item

Rezone

Commissioner Williams entertained a motion to approve PZC 2024-07 Kelaka. So moved and seconded by Mr. Vinyard and Mr. Forristall, respectively. The rezoning standards were reviewed at this time and the motion as follows was read by Ms. Goins.

Motion: In consideration of testimony presented during a Public Hearing on June 12, 2024 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Residential to M-2 General Manufacturing District for a proposed future industrial/data center, contingent upon approval of annexation by the City Council, for a property generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road.

Roll call: Forristall-yes, Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 6-0.

2. PZC 2024-08 Hagemann Trust (see full description above)

Background Ms. Noble said this property consists of 3 parcels north on Eldamain Rd., unincorporated and zoned A-1 in Kendall County, with a request to rezone to M-2. The city entered into an IGA in 2011 with Plano and Kendall County in regards to reconstruction of Eldamain from Menards north to Galena. Kendall County assumed jurisdiction and made improvements at \$6.3 million. The 3 entities decided to split that cost and Yorkville's share was \$3.8 million. Any property that would annex to that area with frontage, would have to pay their share. At that time the cost was deemed to be \$336 per linear foot and will be determined at a later time. Grants may also be received. In 2019 the city revised the Comp Plan and all land use from the currently annexed portion (Bright Farms area) north to Baseline Rd. is zoned for manufacturing/general industrial. She said staff is supportive of the annexation and rezoning request. Mr. Williams noted this property has the 2 homeowners that would be part of the annexation.

Action Item

Rezone

A motion was made by Mr. Vinyard to approve PZC 2024-08 Hagemann Trust and seconded by Mr. Forristall. The zoning standards were reviewed and Mr. Williams noted that the 2 property owners, their children and livelihood will be impacted. Roll call: Forristall-yes, Hyett-yes, Goins-yes, Millen-no, Vinyard-yes, Williams-no. Carried 4-yes, 2-no.

3. PZC 2024-15 C1 Yorkville, LLC (see full description above)

Background: Ms. Noble said the request is for a PUD and preliminary plan. The PUD is a group of variances granted to development based on the developer providing a higher level of benefit to the city. She said there are 12 standards that can be requested for PUD status and only one standard is needed. The standard being met by the petitioner is regional public utilities improvements, water & sanitary. Other developers in the area will become beneficiaries of connecting to those utilities. The preliminary plan has 13 deviations and she reviewed 10 of those, some of which are setbacks, parking, vehicular cross access, loading space, landscaping. Ms. Noble noted that the city has hired a sound engineer to do a sound evaluation.

NOTE: The petitioner has requested that the Special Use and PUD standards be entered into the public record.

Action Item

PUD & Preliminary PUD Plan

A motion was made and seconded by Ms. Goins and Mr. Millen, respectively, to approve PZC 2024-15 C1 Yorkville, LLC. Mr. Williams reviewed the standards for Special Use and PUD. He noted that construction hours have been an issue and could be addressed with the city.

Motion: Ms. Goins read the Special Use motion as follows: In consideration of testimony presented during a Public Hearing on June 12, 2024 and approval of findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for **Special Use** authorization of a Planned Unit Development for a data center campus to be located at the northeast corner of Faxon Road and Eldamain Road subject to the conditions enumerated in a staff memorandum dated June 4, 2024 and further subject to class D perimeter landscaping around 3 sides along Eldamain, Beecher and Faxon Roads.

Roll call: Forristall-yes, Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 6-0.

It was moved and seconded by Ms. Goins and Mr. Hyett, respectively for approval of the **PUD** for PZC 2024-15 C1 Yorkville, LLC. **Motion:** Ms. Goins read the motion as follows: The Planning and Zoning Commission recommends approval to the City Council of the Cyrus One – Yorkville, Illinois Preliminary PUD Plan prepared by Olsson and dated May 21, 2024 and further subject to Class D landscaping along Eldamain, Faxon Road and Beecher Road. Roll call: Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes, Forristall-yes. Carried 6-0.

Additional Business

1. Appointment of Vice Chair

A Commission Chairman has not been appointed by the Mayor as of yet. Mr. Williams nominated Mr. Vinyard to continue as the Vice-Chair and Ms. Goins seconded.

Roll call: Goins-yes, Millen-yes, Vinyard-yes, Williams-yes, Forristall-yes, Hyett-yes. Carried 6-0.

2. City Council Action Updates

Ms. Mendez stated that all action items listed on the agenda had been approved.

Adjournment

There was no further business and the meeting was adjourned at 8:57pm on a unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, June 12, 2024
7:00 p.m.

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PRESENT: (In person and via Zoom)

- Mr. Danny Williams, Chairman,
- Mr. Rich Vinyard,
- Ms. Reagan Goins,
- Mr. Greg Millen,
- Mr. Rusty Hyett.
- Mr. Ryan Forristall.

ALSO PRESENT:

- Ms. Krysti Barksdale-Noble, Community
Development Director;
- Ms. Sara Mendez, Planner;
- Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS :	PAGE :
MATT GILBERT	8
SHAUN THOMAS	10
MARY MAHER-BARTALONE	11
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LISA PRATHER	20
BRIAN (no last name supplied)	27
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NICHOLAS DODD	30
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RUSS WHITAKER	44

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing:)

4 CHAIRMAN WILLIAMS: There are three
5 public hearings scheduled for tonight's Planning
6 and Zoning Commission meeting. The purpose of
7 these hearings is to invite testimony from
8 members of the public regarding the proposed
9 requests that are being considered before this
10 Commission tonight.

11 Testimony from persons present who
12 wish to speak may be for or against the requests
13 or to ask questions of the petitioners regarding
14 the request being heard.

15 Those persons wishing to testify are
16 asked to speak clearly, one at a time, and state
17 your name, who you represent, if anyone. You are
18 also asked to sign in at the podium over there.

19 If you plan to speak tonight during
20 tonight's public hearing as a petitioner or as a
21 member of the public, please stand, raise your
22 right hand and repeat after me.

23 (Witnesses sworn.)

24 CHAIRMAN WILLIAMS: All right. So

1 tonight the order for receiving testimony during
2 the public hearing will be as follows: The
3 petitioner for the request will present to the
4 public, those wishing to speak in favor of the
5 request will speak after, and then those wishing
6 to speak in opposition to the request will speak
7 after that.

8 May I have a motion to open the
9 public hearings on petition number one, PZC
10 2024-07, Kelaka, LLC, requesting rezoning
11 classification; number two, PZC 2024-08, Hagemann
12 Trust, requesting rezoning classification; and
13 three, PZC 2024-15, C1 Yorkville, LLC, requesting
14 PUD and preliminary plan approval? May I have a
15 motion, please?

16 MS. GOINS: So moved.

17 MR. HYETT: Second.

18 CHAIRMAN WILLIAMS: Thank you very much.
19 Roll call vote on the motion.

20 MS. YOUNG: Vinyard.

21 (No response.)

22 MS. YOUNG: Vinyard.

23 MS. NOBLE: He said aye.

24 MS. YOUNG: Okay, thank you. Williams.

1 CHAIRMAN WILLIAMS: Yes.

2 MS. YOUNG: Forristall.

3 MR. FORRISTALL: Yes.

4 MS. YOUNG: Hyett.

5 MR. HYETT: Yes.

6 MS. YOUNG: Goins.

7 MS. GOINS: Yes.

8 MS. YOUNG: And Millen.

9 MR. MILLEN: Yes.

10 MS. YOUNG: Thank you.

11 CHAIRMAN WILLIAMS: Thank you. The
12 public hearings up for discussion tonight are as
13 follows: PZC 2024-07, Kelaka, LLC. This is
14 Green Door Capital, petitioner and contract
15 purchaser, and Kelaka, LLC, owners, has filed an
16 application with the United City of Yorkville,
17 Kendall County, Illinois, requesting rezoning
18 classification.

19 The real property is generally
20 located south of the Burlington Northern Santa Fe
21 railroad line, southeast of Faxon Road. The
22 petitioner is requesting rezoning approval from
23 R-1 Single Family Suburban Residential District
24 to M-2 General Manufacturing District, contingent

1 on approval of annexation by the City Council.

2 This property consists of
3 approximately 148.56 acres, and, again, that was
4 PZC 2024-07.

5 Additionally there is PZC 2024-08,
6 Hagemann Trust, Green Door Capital, petitioner/
7 contract purchaser, and Hagemann Family Trust,
8 owners, has filed an application with the United
9 City of Yorkville, Kendall County, Illinois,
10 requesting rezoning classification.

11 The real property for that is
12 generally located immediately east of Eldamain,
13 north of Corneils Road and west of West Beecher
14 Road.

15 The petitioner is requesting
16 rezoning approval from R-1 Single Family Suburban
17 Residential District to M-2 General Manufacturing
18 District, contingent on approval of annexation by
19 the City Council for three parcels consisting of
20 approximately 138.44 acres. Again, that was PZC
21 2024-08.

22 Finally we have PZC 2024-15, C1
23 Yorkville, LLC, petitioner, and Yorkville Nexus,
24 LLC, owners, have filed applications with the

1 United City of Yorkville, Kendall County,
2 Illinois, requesting special use authorization
3 for a planned unit development and preliminary
4 PUD plan approval for a data center campus.

5 The real property is generally
6 located immediately east of Eldamain Road, north
7 of the Burlington Northern Santa Fe railroad and
8 Faxon Road and west of Beecher Road consisting of
9 approximately 230 acres. Again, that one was PZC
10 2024-15.

11 Is the petitioner for PZC 2024-07,
12 Kelaka, LLC, ready to present?

13 MR. GILBERT: Yes.

14 CHAIRMAN WILLIAMS: Thank you.

15 MATT GILBERT,
16 having been first duly sworn, testified from the
17 podium as follows:

18 MR. GILBERT: Hello. Turn this on.
19 Good evening. My name is Matt Gilbert. I am
20 with Green Door Capital based here out of
21 Chicago.

22 We have been working -- So actually
23 we currently own approximately 280 acres in the
24 immediate area of the subject sites, including

1 the third applicant for the PUD plan. We also
2 are petitioner for the first two annexation
3 rezoning properties.

4 We have been working with the city,
5 with Yorkville, to get the properties annexed and
6 rezoned into the City of Yorkville. We have
7 worked on an extensive plan to bring utilities to
8 the area.

9 We have been upfront with the city
10 all along on the plans to bring manufacturing
11 development, which may or may not include cold
12 storage facilities, data center facilities, and
13 we have been involved with the city I'd say for
14 the past two years.

15 This is kind of one of the final
16 steps for the Kelaka piece before we actually
17 close on the acquisition of the site, and we
18 don't have any plans for the Kelaka site as of
19 right now for any development other than we will
20 own it, hold it.

21 We are marketing the site for both
22 industrial and data center development nationwide
23 currently. I guess I'll stop there unless there
24 is any questions from Staff.

1 CHAIRMAN WILLIAMS: Not at this time,
2 unless anyone on the board wishes to ask any
3 questions at this time. Sorry to speak for you.

4 (No response.)

5 CHAIRMAN WILLIAMS: Thank you. You may
6 be seated. So with that said, is there anyone
7 present who wishes to speak in favor of the
8 request? Please step forward, sir.

9 SHAUN THOMAS,
10 having been first duly sworn, testified from the
11 podium as follows:

12 MR. THOMAS: Good evening. My name
13 Shaun Thomas. I am a representative of the
14 IBEW, Local 461, the International Brotherhood
15 of Electrical Workers. We cover this
16 jurisdiction.

17 With the progress that's currently
18 being made on Eldamain Road, that entire
19 corridor, with the lettuce farm, the Ready Mix
20 factory, I believe that these projects will
21 enhance that, bring taxpayer -- tax dollars to
22 the area, as well as not only good paying
23 construction jobs, but jobs for community members
24 as well. I think it's a win/win.

1 When the construction of that
2 Eldamain corridor was done, everybody knows that
3 road was poured thick, it was -- excuse me, it
4 was built for what these individuals plan on
5 doing, and I think it would be a win for this
6 community and for the members of the community.

7 CHAIRMAN WILLIAMS: Thank you, sir. Is
8 there anyone else who wishes to speak in favor of
9 the request?

10 (No response.)

11 CHAIRMAN WILLIAMS: I will take that as
12 a no.

13 MS. MAHER-BARTALONE: I will.

14 CHAIRMAN WILLIAMS: Oh, you will? Thank
15 you. Sorry.

16 MARY MAHER-BARTALONE,
17 having been first duly sworn, testified from the
18 podium as follows:

19 MS. MAHER-BARTALONE: My name is Mary
20 Maher-Bartalone and I live very close to one of
21 the sites that's looking to be rezoned, the one
22 here (indicating). Also, I am the Bristol
23 Township assessor, so I do deal with a lot of
24 this stuff.

1 So, anyway, I am generally largely
2 in favor of the development because of the huge
3 increase to the assessed valuation base that we
4 have for our township, so I don't know exactly
5 what it's going to wind up being, of course;
6 however, our current industrial assessed value is
7 very, very, very small compared to residential
8 properties, so a development like this I think
9 would be a boon really to our aggregate assessed
10 value, which ultimately plays a big part in the
11 tax rate that ultimately calculates your tax
12 bill.

13 My only concerns really are -- and I
14 don't know if this is the most appropriate place,
15 and this is more as like a homeowner who lives
16 right there, is the rules or whatever is going to
17 be put in force for the actual construction of
18 the property because we live, you know, in a
19 residential area and attention to detail about
20 the rules for like when can they start, when can
21 they end, what are the rules regarding noise,
22 lighting, that was another question I had, things
23 of this nature, so I would just -- would really
24 hope that the City of Yorkville would be really

1 on top of that because, just as, for example, the
2 development right across the street from us, it's
3 7:00 o'clock at night, they are all still out
4 there working with all their big, heavy
5 machinery, so I'm just going to say that. And so
6 that's it. I am largely in favor for those
7 reasons.

8 CHAIRMAN WILLIAMS: Thank you, ma'am.
9 All right. Is there anyone else who wishes to
10 speak in favor?

11 (No response.)

12 CHAIRMAN WILLIAMS: Take that as a no.
13 All right. Is there anyone present who wishes to
14 speak in opposition to the request? Please come
15 on up, sir.

16 ROGER BLOMGREN,
17 having been first duly sworn, testified from the
18 podium as follows:

19 MR. BLOMGREN: You didn't give me a
20 category of none of the above.

21 CHAIRMAN WILLIAMS: Understand.

22 MR. BLOMGREN: My name is Roger
23 Blomgren, I live in Yorkville, south side. I am
24 also a representative of Baird & Warner Real

1 Estate and I represent the property owners at
2 11254 Faxon Road, which is commonly known as the
3 Rob Roy farm, and when the ownership of the farm
4 showed me the document, they probably consist of
5 about 17 -- a little over 17 acres of land, and
6 my question would be as to since they are not
7 going to develop it in the near future, what
8 impact, if any, does this development or this
9 annexation have on the property.

10 Second question would be we carry --
11 or this property carries a Plano address and it's
12 my understanding that anything east of Eldamain
13 is -- the boundary agreement states that anything
14 east of Eldamain is Yorkville, so I would assume
15 that -- I guess I can't assume. If there is an
16 annexation, who would propose the annexation for
17 this property?

18 CHAIRMAN WILLIAMS: That would be the
19 petitioner, and I believe the petitioner can
20 speak on the timeline.

21 MR. BLOMGREN: Would that be the
22 petitioner? If, for example, the developer
23 decided they want to move on this property, they
24 would advance the petition?

1 MS. NOBLE: The petition has already
2 been submitted and a public hearing has already
3 been conducted for the annexation.

4 MR. BLOMGREN: I'm sorry, I can't hear
5 you.

6 MS. NOBLE: The petition for annexation
7 has already been submitted and a public hearing
8 was held on May 14th.

9 MR. BLOMGREN: Yeah, no, I understand,
10 but for this particular piece of property, has
11 there been a petition presented for annexation
12 into the City of Yorkville?

13 MS. NOBLE: Yes, it was presented and a
14 public hearing was held on May 14th for
15 annexation.

16 MR. BLOMGREN: And has there been -- and
17 there was a public hearing for that?

18 MS. NOBLE: Correct. May 14th.

19 MR. BLOMGREN: And were the owners
20 notified of that, you know?

21 MS. NOBLE: With annexations it's only a
22 notification in the public paper, so it would
23 have been in the paper, and then --

24 MR. BLOMGREN: And which paper might

1 that have been?

2 MS. NOBLE: That would have been -- it's
3 in the packet. That would have been the Beacon,
4 Beacon newspaper.

5 MR. BLOMGREN: The Beacon. The one
6 that's about this thick now, that goes to about
7 14 people in Yorkville?

8 MS. NOBLE: Beacon newspaper, it was
9 published. So there is no obligation for
10 notification of property owners, only for
11 requests for rezoning.

12 MR. BLOMGREN: Okay, I understand. In
13 terms of utilities that are coming in to service
14 the road, to service the annexation parcel, are
15 there any plans -- and we understand water is
16 coming down Beecher and then turning towards
17 Alice on Faxon, is that fair? Is that correct?

18 MS. NOBLE: Yes. The petitioner is
19 actually working with the city to fund that
20 extension of utilities to the area.

21 MR. BLOMGREN: Will that include sewer
22 as well?

23 MS. NOBLE: There is some sewer, but I
24 don't know if it is going directly to this site

1 or not, but sewer extension is planned in the
2 area.

3 MR. BLOMGREN: And will there be --
4 since this will be annexed into the city and
5 become manufacturing M-2, are there -- and since
6 at least presently there is no access to Eldamain
7 via Faxon, are there plans to create some access
8 to Eldamain via Faxon; if not, what is the plan
9 for the traffic for the semis?

10 MS. NOBLE: So at this time, since there
11 is no development plan, no improvements to the
12 road regarding this property will take place
13 until there is a development plan, so as it
14 exists now is how it will remain until the time
15 such development plans are submitted.

16 MR. BLOMGREN: Okay. At this point I
17 have this property under contract, and I've got
18 to go back and articulate what's going to happen,
19 whether it's going to be pro or con for these
20 particular buyers, and I assume if there is going
21 to be any further meetings, the property owners
22 will be notified of same, correct?

23 MS. NOBLE: If there is a request that
24 requires City Council approval, yes. If it's

1 just a building permit or anything that they are
2 entitled to under their zoning, no.

3 MR. BLOMGREN: All right. Very good.
4 Thank you.

5 CHAIRMAN WILLIAMS: Thank you, sir.
6 Again, is there anyone else present who wishes to
7 speak in opposition to the request?

8 (No response.)

9 CHAIRMAN WILLIAMS: And then when it
10 comes to questions for the commissioners, that
11 would come after opposition, so if there is
12 anyone with questions, and there is no one else
13 with oppositions, we can move on to those who
14 wish to ask any questions of the petitioner.

15 Is there anyone here who would like
16 to ask any questions?

17 (No response.)

18 CHAIRMAN WILLIAMS: I will take that as
19 a no as well. All right. Is the petitioner for
20 2024-08, Hagemann Trust, ready to present? I
21 believe it's still you as well, sir.

22 MR. GILBERT: Again, my name is Matt
23 Gilbert, same intro on the land currently owned.
24 This site we have been working on for almost

1 two years on the acquisition side. We have gone
2 back and forth with the city in terms of what can
3 be developed.

4 The one additional note that I would
5 add to my previous comments is that right in this
6 immediate area Com Ed has a set of four
7 substations with what I understand to be one of
8 their largest set of substations in their entire
9 Illinois network.

10 They have been marketing this for
11 approximately five years to large data center
12 users. That was one of the things that attracted
13 us to the area when we came in to acquire the
14 first piece of land.

15 The other piece of note for this
16 site, specifically the 138 -- approximately 138
17 and a half acres, this will run along Eldamain
18 Road, will have access to Eldamain Road subject
19 to the county's rules and regulations about how
20 many access points we can have on that site.

21 We again are wrapping up this
22 rezoning annexation process as a final step
23 before acquiring the property, which should
24 happen later -- later in the year, so thank you

1 very much.

2 CHAIRMAN WILLIAMS: Thank you. All
3 right. So with that said, again, this is PZC
4 2024-08, Hagemann Trust. I apologize for needing
5 to repeat them, but I know we have a lot tonight,
6 want to make sure nobody is confused. I know I
7 certainly have been.

8 Is there anyone who wishes to speak
9 in favor of this particular request?

10 (No response.)

11 CHAIRMAN WILLIAMS: And then is there
12 anyone present who wishes to speak in opposition
13 to this particular request? Come up, sir.
14 Sorry. Ma'am.

15 LISA PRATHER,
16 having been first duly sworn, testified from the
17 podium as follows:

18 MS. PRATHER: My name is Lisa Prather
19 and I live on Eldamain, 1314, and my neighbor and
20 I are like the two houses that will be surrounded
21 by this, and I realize that this is going to
22 happen, like -- and it is really good for our
23 city, it will help the tax revenue and that's all
24 great.

1 My concern is that there's got to be
2 some kind of idea of a project, and what does
3 that look like? Because it's got to look like
4 something.

5 CHAIRMAN WILLIAMS: No, I agree, and
6 that's -- so right now we are dealing with the
7 annexation.

8 MS. PRATHER: I get that.

9 CHAIRMAN WILLIAMS: Once the annexation
10 is complete, there would be a project proposal
11 that would come forward.

12 MS. PRATHER: Should I look in the
13 Beacon News?

14 CHAIRMAN WILLIAMS: I am unsure if it
15 will be in the Beacon, but, Krysti, correct me if
16 I am wrong, if they did have a plan proposal, it
17 would come to the PZC again, correct?

18 MS. NOBLE: It depends. So what the
19 petitioner is asking for is just to annex and
20 rezone the property --

21 MS. PRATHER: I get that.

22 MS. NOBLE: -- and hold it as entitled
23 until such time a development comes.

24 MS. PRATHER: Oh, yeah.

1 MS. NOBLE: If a development comes and
2 it meets the standards of the M-2 District that
3 they are proposing to rezone to, there will not
4 be any public input. It's a staff level review
5 making sure that they meet all of the standards
6 that the code prescribes for uses in industrial
7 land use.

8 If it does require any city
9 approvals, if they are seeking something above
10 and beyond what's permitted outright in the
11 M-2 District, there may be a public input
12 process, but at this time since we don't have a
13 plan and they don't have a user, there is no site
14 plan to reference or to say how this site would
15 be developed.

16 MS. PRATHER: Okay. Well, that's fair,
17 but this is going to crush my property value.
18 Like crush it.

19 CHAIRMAN WILLIAMS: And I completely
20 understand. I saw those two houses that were
21 being surrounded by this and I am so happy to see
22 you folks here tonight.

23 MS. PRATHER: Yeah.

24 CHAIRMAN WILLIAMS: And I wanted to ask

1 you as well, even if we were to approve the
2 annexation, we as a board could agree on putting
3 contingencies upon the plan I believe, and
4 correct me if I am wrong, Krysti.

5 What would you like to see
6 personally? I'm sure you would like to see the
7 site not be developed at all, but is there a
8 happy medium at all? Would you like fencing?

9 MS. PRATHER: No, that's not necessarily
10 true, like there's got to be buffering, there's
11 got to be like buffering of trees, maybe a fence,
12 maybe a berm, maybe --

13 MS. NOBLE: That's part of the
14 standards. That is already in our code that they
15 would have to adhere to.

16 MS. PRATHER: But how far back?

17 MS. NOBLE: So with industrial next to
18 residential, it has to be at least a 20-foot
19 buffer of dense trees --

20 MS. PRATHER: That's not far enough.

21 MS. NOBLE: Of dense trees, understory
22 trees and landscaping shrubs, as well as a fence.
23 Again, that's just on the perimeter.

24 There is also distances for the

1 buildings itself. The buildings would have a
2 buffering distance of at least 50 feet, depending
3 on what the site plan is, if they are to meet the
4 standards of our current M-2 zoning.

5 Once we have a plan, and if that
6 plan requires public input because they are
7 asking for more than what's presented, that's the
8 opportunity for the Planning and Zoning
9 Commission to attach conditions.

10 At this time because there is no
11 plan, we are only voting on the zoning, and the
12 annexation is up to City Council.

13 MS. PRATHER: But the thing is the
14 zoning is going to affect my property value.

15 MS. NOBLE: The petitioner can address
16 that. They had to address it as part of their
17 comments.

18 MS. PRATHER: I could move, I could be
19 bought out. My interest rate is two percent on
20 my mortgage. Am I going to be compensated if I
21 have to move from two percent on a 30-year fixed?
22 Because that's what's the realistic thing here.
23 You have two homeowners, two, so we're not going
24 to stop this. We understand that.

1 MS. NOBLE: That is not on the purview
2 of the City Council and the Planning and Zoning
3 Commission tonight. It's only --

4 MS. PRATHER: Yeah, but you could say
5 no.

6 MS. NOBLE: That's for them -- that is
7 for them to vote on, not Staff. I am just
8 presenting the facts that are presented in the
9 packet.

10 MS. PRATHER: So am I. These are my
11 facts, my daily, my future.

12 MS. NOBLE: Did you want the petitioner
13 to respond to your comment about --

14 MS. PRATHER: Sure.

15 MS. NOBLE: -- property values?

16 MS. PRATHER: If he would like to, he is
17 more than welcome to.

18 MS. NOBLE: Yes, please.

19 MR. GILBERT: So the property value
20 question is certainly a valid question. We -- as
21 was stated, we do not have any plans right now to
22 develop. We don't have a user, we don't have a
23 site plan.

24 It's hard to say when we will

1 develop, it's hard to say if we will develop, so
2 we are buying the land to potentially build down
3 the road.

4 What I can tell you is this area has
5 long been in the City's Comprehensive Plan to go
6 manufacturing, to go M-2, so we were kind of
7 following the lead of where this was -- you know,
8 where this type of development was to be directed
9 in any case.

10 We are more than willing to discuss
11 a purchase of property at some point. You know,
12 we can only deal with, you know, market values,
13 we can't replace interest rates, stuff like that,
14 but we are certainly open to a discussion on, you
15 know, purchasing, you know, various properties
16 around, but what I can tell you is this -- this
17 whole area was always earmarked to be
18 manufacturing and M-2 development -- sorry, M-2
19 zoning, but we are open to discussions with the
20 homeowners on purchasing property.

21 CHAIRMAN WILLIAMS: Thank you. And
22 thank you very much for speaking. Is there
23 anyone else who wishes to speak in opposition?
24 Please come on up, sir.

1 BRIAN (no last name supplied),
2 having been first duly sworn, testified from the
3 podium as follows:

4 MR. BRIAN: Hello. My name is Brian. I
5 live in Yorkville about a few years now.
6 Listening to both parties of the 07, 08, and the
7 lack of confidence in the rebuttal to the plan,
8 the problem is there is no plan. It's going to
9 happen. Something will go in. You don't hold
10 land not to make a profit off of it.

11 If the plan was to change it to an
12 M-2, why is it residential, why is it
13 agricultural? Now, there's got to be plenty of
14 other M-2 zoning in the area and, if not, we can
15 look into something further away from established
16 residential.

17 You can't change the example
18 two percent interest rate; right now what are we
19 averaging, seven, eight, with no change as of
20 right now, nothing even until the end of the
21 year. So if you want to improve the City of
22 Yorkville, keep the residents happy, they will
23 pay their taxes, they will stay here.

24 Look at Oswego, they were all farm.

1 They gladly developed two into one. Granted they
2 had some push-back back and forth, but this is an
3 early chance to establish that with the community
4 rather than go ahead and kick out people.

5 I live on Blackberry right behind
6 Home Depot. Once again, the spacing between what
7 you can see right now, it's like if they plan.

8 Well, what about the lighting? You
9 are right on 34. There is already construction
10 across the street. The farmland is right behind
11 us, too.

12 You are looking at potentially
13 taking the residents that have built there, that
14 have already paid their taxes, and kicking them
15 out, and then now they can't afford Kendall
16 County. They will have to go somewhere. The
17 closest one in the southwest area would be
18 Grundy.

19 You are taking away from the school
20 district, especially the young children who had
21 moved here who hoped they could have that
22 kindergarten to high school ranking up eight --
23 the eight to ten ranking you do see when you do
24 move.

1 So from what I heard -- I just came
2 here to listen, and I don't like anything. There
3 is no confidence. It's all about planning.
4 Well, plan in the M-2s. They are set there for a
5 reason. I don't know why you have to encroach on
6 residents. Thank you.

7 CHAIRMAN WILLIAMS: Thank you very much.
8 All right. Is there anyone else who wishes to
9 speak in opposition?

10 CHAIRMAN WILLIAMS: Sir.

11 DON BARTALONE,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MR. BARTALONE: My name is Don
15 Bartalone. I live in that same area, and it's
16 zoned for residential. Why take that away from
17 us? And we were just talking about -- Mary came
18 up and said right now we left the neighborhood
19 and at 7:00 o'clock, these guys are still out
20 there. They start at 7:00 in the morning and
21 they're out at 7:00 o'clock at night. They're
22 still out there.

23 And, you know, I work for OSHA.
24 Tomorrow morning I am calling because these guys

1 are trenching out there, there is no -- they
2 don't do anything the right way and I've had
3 enough of the noise.

4 But that stuff behind us is supposed
5 to be for homes. Why are we rezoning it? Let --
6 if we're going to stay on Eldamain and keep that
7 for building for factories and stuff, that's
8 fine, but you are taking away something that they
9 could put homes there. That's all I've got.

10 CHAIRMAN WILLIAMS: Thank you.

11 MR. BARTALONE: It's your turn.

12 NICHOLAS DODD,

13 having been first duly sworn, testified from the
14 podium as follows:

15 MR. DODD: Hi. My name is Nicholas
16 Dodd. I live at 1286 Eldamain. I am the second
17 home that's surrounded by this.

18 When me and my family originally
19 moved here, we moved here for the schools. We
20 moved onto Eldamain because we were in the middle
21 of nowhere. I can teach my kids about dirt
22 bikes, four wheelers, and not have to worry about
23 an HOA or anyone else yelling at me because
24 whatever, the grass is too long, whatever it may

1 be.

2 So we moved there and we were told
3 when we moved there that there is a possibility
4 you could buy more acreage. I came up with this
5 crazy idea to start a bamboo nursery, huge
6 eco-friendly bamboo nursery. Talked to the USDA
7 of Illinois, talked to the USDA of the country.

8 I currently have bamboo seeds
9 sitting in containment because they have to spend
10 180 days in containment because they came from
11 China. That was the only way to get a clean
12 strand.

13 But it's just me and my family doing
14 this, so we didn't have the money to go out and
15 buy acres and acres of land to do this. When we
16 were told there is a possibility we could buy,
17 you know, three, five more acres, we were like
18 all right, this is -- you know, we're decently
19 close to town, the town can benefit from it as
20 well, they get eco credits or whatever it is from
21 USDA, and I've been working on this for a long
22 time trying to make it happen, and then I got
23 this letter in the mail saying this was going to
24 happen, and now it all makes sense because every

1 time I asked the farmer about buying more ground,
2 they were like oh, maybe, we'll see what happens.
3 Maybe. No one was upfront about this.

4 So then I hear everybody on the
5 council meeting say oh, this has been in our
6 progressive plan. Okay, was the progressive plan
7 public? Could I have gone online and found it?
8 I could have?

9 CHAIRMAN WILLIAMS: (Indicating.)

10 MR. DODD: Okay. That was a question.
11 So again back to her comment about I am a
12 one percent mortgage rate. To move my family --
13 I have two 13-month old twins. To move my family
14 and get a similar house size, similar property
15 size to be able to start our dream, we are
16 looking at about 250 to \$300 more than we bought
17 our house for. I don't have the capital.

18 Even to sell this house and try and
19 make that move, that's not going to happen,
20 especially now that it's been announced that this
21 will become industrial.

22 So, again, looking for answers about
23 what all is going to happen, what all is going to
24 be available. Said city -- eventually when there

1 is a plan, and that's a big if, or when there's
2 going to be city utilities brought out to us, so
3 are we given the option to tap in? If so, what's
4 the cost to us?

5 And then looking forward, there is
6 no -- since there is no plan, will it continue to
7 be farmed as Ag on M-2 ground? Because once you
8 annex it and rezone it, can it be actively
9 farmed?

10 MS. NOBLE: It can, yes.

11 MR. DODD: Okay. So then you're
12 talking, okay, two, three more years maybe of
13 farming, but then you're talking about all the
14 construction traffic on Eldamain.

15 It's a two-lane road with medians.
16 How is that going to handle -- It's already busy
17 enough. Because of Menards we get trucks 24/7,
18 and I understood that when I moved in, but now
19 you are talking about 360-degree construction
20 traffic.

21 I stood in front of the other city's
22 board and I asked questions, similar questions,
23 and I got literally no answers because the other
24 side of the street they're doing the same thing.

1 So literally 360 degrees around us will be
2 construction for the next, what, 10 to 15 years?
3 I don't know if I want my kids around that.
4 Thanks.

5 CHAIRMAN WILLIAMS: Thank you as well.
6 All right. Anyone else who wishes to speak?
7 Thank you, sir.

8 MIKE REISENBECK,
9 having been first duly sworn, testified from the
10 podium as follows:

11 MR. REISENBECK: My name is Mike
12 Reisenbeck (phonetic). I have an interest in
13 1314 Eldamain Road. If I can be candid, it
14 sounds like to me that this is the old proverbial
15 cart before the horse, a lot of what if's, what
16 if this, what if that. There is no plan.

17 I can tell you this, 1314 and the
18 other property, they become an island, a total
19 island, so I'm going to ask you, how would you
20 like if that happened to you? Forget the
21 financial aspects.

22 If the annexation -- There was a
23 meeting on May 12th?

24 MS. NOBLE: May 14th was the public

1 hearing.

2 MR. REISENBECK: Okay, May 14th. What
3 was the outcome of that?

4 MS. NOBLE: There was no outcome. It
5 was a public hearing to gather public input. The
6 City Council, once this advances, will then make
7 a determination based off of the recommendation
8 from this body to annex and rezone.

9 MR. REISENBECK: Okay. But right now
10 that is in Plano, correct, that property?

11 MS. NOBLE: If you are looking at the
12 address as far as the postal address, the post
13 office assigns addresses differently than what
14 the municipality boundaries are, so it may have a
15 Plano address for mailing purposes, but it will
16 be annexed into Yorkville, so it will be --

17 MR. REISENBECK: It will be?

18 MS. NOBLE: If it's annexed into
19 Yorkville, it will be a Yorkville property.

20 MR. REISENBECK: So how can anybody
21 agree with annexing if they don't know what it's
22 going to be?

23 I mean, there is a lack of
24 information, and the same thing's happened in

1 Plano. It's almost like Yorkville and Plano are
2 in cahoots. I get development growth, but right
3 now 1314 and the other property are going to
4 become an island.

5 So to the purchaser, or the company
6 that's purchasing the property, rather than wait,
7 I would suggest they negotiate with the
8 homeowners now, not -- not when the cart's out of
9 the -- you know, the horse is out of the barn.
10 That's too late.

11 So I would think the prudent thing
12 would be for them to meet with the homeowners and
13 let's resolve that issue. I'm trying to think if
14 there was anything else I wanted to comment on.

15 I did look online and I could not
16 find -- the only thing I could find was a
17 proposal for Yorkville to extend its border to
18 Eldamain Road because some of it, or a lot of it,
19 is in Plano currently.

20 MS. NOBLE: Are you saying you were
21 looking for the Comprehensive Plan online?

22 MR. REISENBECK: Yes. Yes. Correct.

23 MS. NOBLE: Yes. The Comprehensive Plan
24 was adopted in 2016, it's been online since 2016.

1 You just go to the website and do --

2 MR. REISENBECK: So where do I google?

3 I google Comprehensive --

4 MS. NOBLE: You go to yorkville.il.us,
5 you click on departments, you click on community
6 development, and everything in regards to
7 development for Yorkville is on that website as
8 far as this project, the project information for
9 this plan as well as other projects that are
10 currently proposed.

11 MR. REISENBECK: I am fairly
12 technologically adept, I couldn't find it.

13 MS. NOBLE: You can always call the
14 Community Development Department and we will be
15 happy to give you a hard copy if you like as well
16 or show you online and provide you the link.

17 MR. REISENBECK: Currently is there a --
18 is there a master plan for this property?

19 MS. NOBLE: That's the Comprehensive
20 Plan, and the Comprehensive Plan only designates
21 land uses. The City does not ascribe plans and
22 development plans to property we don't own, so we
23 just ascribe a future land use.

24 MR. REISENBECK: So this is where I get

1 confused. The property currently that the 1314
2 is on, that property is currently in Plano?

3 MS. NOBLE: I don't know where that
4 property is located. If it's on the east side of
5 Eldamain and if it's not incorporated in
6 Yorkville, it's part of a boundary agreement
7 between United City of Yorkville and Plano. At
8 any time in the future that property could annex
9 to Yorkville. Anything on the west side of
10 Eldamain would be in the planning area for Plano.
11 So if it's on the east side, it would be in the
12 planning area for Yorkville.

13 MR. REISENBECK: Did I read that that
14 extension of the boundary of Yorkville to exactly
15 east of Eldamain hasn't really officially been
16 done?

17 MS. NOBLE: I'm not familiar what you're
18 talking about. So in 2016 we adopted a
19 Comprehensive Plan. In 2019 Kendall County came
20 to Yorkville and asked us to revise our
21 Comprehensive Plan to look at properties along
22 Eldamain for industrial land uses.

23 We held a public hearing, we
24 accepted what Kendall County had envisioned for

1 the county in that area, and we revised our
2 Comprehensive Plan to extend industrial further
3 north than Yorkville had originally planned for
4 future land use.

5 So we identified the Eldamain
6 corridor, including the Hagemann parcels, as
7 parcels that would be industrial in the future if
8 annexed to Yorkville.

9 MR. REISENBECK: Okay. I guess I'm
10 going to leave you with a few thoughts. One,
11 1314 and the other property become an island.
12 They lost total control of their future. They
13 are financially going to take a hit. They are
14 going to state of mind take a hit, and is this
15 what Yorkville wants to do to its long-term
16 homeowners?

17 So my suggestion, again, is --
18 because it is going to happen, something is going
19 to happen, there is too much money involved, I
20 suggest the proposed purchaser start negotiations
21 now for the property. Thank you.

22 CHAIRMAN WILLIAMS: Thank you. Is
23 there anyone else who wishes to speak in
24 opposition?

1 (No response.)

2 CHAIRMAN WILLIAMS: I will take that as
3 a no. Is there anyone who wishes to ask any
4 questions of the petitioner? I know we kind of
5 mixed the two, but is there any other questions
6 for the petitioner of this property?

7 (No response.)

8 CHAIRMAN WILLIAMS: All right. So that
9 will close out PZC 2024-08 -- Oh, I'm sorry, sir.
10 Did you have another question?

11 MR. DODD: It was more of a statement.

12 CHAIRMAN WILLIAMS: Yeah, of course.

13 MR. DODD: So as we go through these
14 hearings and these meetings, I keep hearing well,
15 that doesn't affect us right now, that doesn't
16 affect us right now, we are not talking about
17 that right now, but if their proposed plan falls
18 under the zoning, we won't get any say.

19 There is no -- there is no more time
20 for us to say our words, so here we are getting
21 our chance to speak and you keep saying over and
22 over and over we're not talking about that right
23 now, we can't address that right now, we are not
24 doing that right now.

1 This is our only chance because
2 chances are they are going to do something that
3 falls within the guidelines and then it all gets
4 under approved and everything else without any
5 more words from us, so I just wanted to put that
6 out there, that this is our shot, this is why
7 we're saying what we're saying and it kind of
8 gets drawn out because it's very emotional.

9 I mean, I told my kids what was
10 going on and they started crying, they don't want
11 it, but there is nothing I can do about it except
12 come here and talk.

13 CHAIRMAN WILLIAMS: And I was not lying
14 when I said I am grateful for all you folks
15 coming out tonight because I was worried about
16 these myself, and you guys take as much time as
17 you want, you talk our ears off. I know I might
18 not speak for everyone on the board, but,
19 seriously, we are here for you guys, so please
20 talk as much as you want. If you have questions,
21 please bring them up.

22 I am going to try and make sure I
23 hold time here so that if anyone else has
24 questions, they come up, you folks can get to

1 them, so hope that helps.

2 MR. DODD: Thanks.

3 CHAIRMAN WILLIAMS: Thank you.

4 MS. CARRABOTTA: I have one more.

5 CHAIRMAN WILLIAMS: Of course. Please.

6 BAILEY CARRABOTTA,

7 having been first duly sworn, testified from the
8 podium as follows:

9 MS. CARRABOTTA: My name is Bailey
10 Carrabotta. I also live on Blackberry Shore
11 Lane. I am just wondering what we can expect in
12 terms of communication with moving forward
13 because, like a lot of people have said, there's
14 been a lack of communication until now.

15 Like the first that we heard about
16 this was getting a letter in the mail. We didn't
17 hear about the May 14th hearing. I didn't know
18 that I had to search back to 2016 to find
19 information or that I should even be searching
20 for that until I received that letter in the
21 mail, so there is a lot of unanswered questions
22 and a lot of concern here, and I think there
23 needs to be some clarity on what type of
24 communication we get forward, and I hope the

1 answer is not reading the Beacon because it's
2 kind of B.S.

3 CHAIRMAN WILLIAMS: Thank you.

4 MS. MAHER-BARTALONE: I'd like to say
5 one more thing.

6 CHAIRMAN WILLIAMS: Of course. Please,
7 come on.

8 MS. MAHER-BARTALONE: Again, Mary
9 Maher-Bartalone. I am on Blackberry Shore Lane
10 also. I think -- I don't know if I am summing up
11 what maybe a lot of people are here thinking.

12 It's one thing when the
13 Comprehensive Plan is done for the part of the
14 property that has already been approved, north of
15 Faxon, but quite another on the big parcel of
16 land both to the east of Eldamain, south of the
17 railroad tracks, and also the part northern where
18 you guys live.

19 When you approved M zoning when you
20 have no idea what you're actually going to put
21 there, maybe it's a little preliminary and it
22 could wait until there is actually a plan in
23 place. That's all I will say.

24 CHAIRMAN WILLIAMS: Thank you. Is there

1 anyone else who wishes to speak? We do have one
2 more to present, but I want to make sure anyone
3 who has anything to say gets their chance to say
4 it.

5 (No response.)

6 CHAIRMAN WILLIAMS: All right. I will
7 take that as a cue to move forward. Finally, is
8 the petitioner for PZC 2024-15, C1 Yorkville,
9 LLC, ready to present?

10 RUSS WHITAKER,
11 having been first duly sworn, testified from the
12 podium as follows:

13 MR. WHITAKER: Yes. Good evening. Russ
14 Whitaker, Rosanova & Whitaker, 445 Jackson
15 Avenue, Naperville, this evening on behalf of
16 CyrusOne.

17 Krysti, I've got a presentation. It
18 looks like you are working on getting that up.

19 MS. NOBLE: We've got a couple computers
20 here we're trying to --

21 MR. WHITAKER: While she is doing that,
22 I guess the good news here is we've got plans
23 here tonight, so we've got active development in
24 this situation, and while she is working on

1 getting those up, I guess a little bit by way of
2 introduction, for those of you who may not be
3 familiar with the name CyrusOne, CyrusOne is a
4 leading global data center, developer and
5 operator.

6 They specialize in delivering
7 state-of-the-art digital infrastructure solutions
8 for clients ensuring 24/7, 365 operations for
9 some of the world's largest companies.

10 CyrusOne owns and operates 32 data
11 centers in the United States and over 50 data
12 centers around the world. Here in Illinois
13 CyrusOne has facilities in both Lombard and
14 Aurora.

15 Looking at the subject property
16 that's the subject of the case before you this
17 evening, CyrusOne is the contract purchaser of
18 the 228-acre parcel, which is already located and
19 zoned in the City of Yorkville. I think the
20 annexation and zoning of this parcel dates back
21 nearly 20 years.

22 The property is located on the east
23 side of Eldamain opposite the Menards
24 Distribution facility. Faxon Road and the train

1 tracks set the southern boundary of the property.
2 Beecher Road is the eastern boundary. The Com Ed
3 substation with associated right-of-way out to
4 Eldamain is the northern boundary.

5 I would note that the area north of
6 the Com Ed substation, which, if we get there,
7 identified also as Lincoln Prairie, is not part
8 of the property being acquired by CyrusOne or
9 subject to the development proposal tonight.

10 As I mentioned, the property is
11 zoned into general manufacturing districts, so
12 there is no rezoning request here this evening.

13 Under the City's Unified Development
14 Ordinance, the proposed use of the property as a
15 data center and the associated electrical
16 substation are both permitted uses of the
17 property; in other words, we could build by right
18 under the existing zoning.

19 MS. NOBLE: Do you want us to scroll
20 down to the land plan?

21 MR. WHITAKER: Yeah, go ahead and flip
22 forward. I was kind of talking off of this, so
23 sometimes I have a cursor and I can control where
24 you are looking at, but I don't here, so --

1 MS. NOBLE: You do. We are going to
2 give that to you.

3 MR. WHITAKER: All right. So the
4 property we are talking about is sort of smack
5 dab in the middle of the screen. It is --

6 MS. NOBLE: There is a laser pointer.
7 Probably can't see it because the light
8 is probably --

9 MR. WHITAKER: All right, there we go.

10 MS. NOBLE: Yes.

11 MR. WHITAKER: So the 228 acres we are
12 talking about is located here, kind of identified
13 by the surrounding roadways. Everybody is from
14 the area, so I am not going to belabor that
15 point.

16 Again, what we are showing here is
17 the City's zoning map. Again, this is
18 information that's publicly available on the
19 City's website through the GIS system.

20 What you're seeing here is the
21 property is highlighted in purple. That purple
22 is representative of the M-2 zoning designation,
23 which is the existing zoning of the property.
24 That has been the zoning of the property for some

1 period of time.

2 As I stated, the data center and the
3 electrical substation use that we are talking
4 about this evening are both permitted uses of the
5 property in the M-2 zoning district, so, again,
6 we could come, we could submit a building permit
7 to the City of Yorkville, and we could go build
8 by right. That's not what's happening here this
9 evening, but I think it's important to note that
10 that is a possibility.

11 In lieu of building by right, what
12 we've done is we have submitted an application
13 for a planned unit development. The goal of the
14 planned unit development is to establish defined
15 standards for the project so that we have
16 certainty over the long-term of the phased
17 development of the property.

18 As is outlined in Krysti's Staff
19 report, the ultimate build-out of the campus that
20 we are looking at this evening could be 10 to
21 20 years. With tens of millions of dollars being
22 invested in infrastructure, we need to ensure
23 that development standards are not changing two,
24 five or ten years into the project.

1 So here we have a site plan for the
2 project, and this is not necessarily a guarantee
3 that this is exactly how this property will be
4 developed over the, you know, 10 or 20-year life
5 span of development, but this is our present
6 vision and how we expect to develop the project
7 as of today, which is why we have presented these
8 plans.

9 In general the campus will consist
10 of nine two-story data center buildings. Those
11 buildings can be identified on this plan as the
12 blue boxes.

13 Those buildings are generally
14 oriented around a large electrical substation
15 that will be constructed for the exclusive
16 service of the data center buildings. The
17 substation is identified in the plan in red.

18 Entrance to the campus is off of
19 Eldamain. I tried to identify that here. So
20 there is a single point of ingress and egress on
21 Eldamain. We have coordinated access with both
22 the city and the county. Access has been
23 strategically aligned with the existing access to
24 Menards, thereby limiting the total number of

1 curb cuts and traffic conflicts along Eldamain.

2 I would note that a security outpost
3 is planned in this location. Permitted visitors
4 will enter the site through a two-stage gating
5 system.

6 Anyone not admitted will circle to
7 the north and be directed back out of the site
8 via Eldamain before entering into the secured
9 portion of the campus.

10 The rejection lane that's shown on
11 the plan, the circle to the north, is designed to
12 handle both vehicular and truck traffic.

13 The internal road network circles
14 around the buildings providing ample space for
15 maneuvering within the campus.

16 Note that there will not be cross
17 access through the campus for public use, but
18 that there will be cross access provided for the
19 various buildings, the users, within the campus.

20 Because this will ultimately be a
21 secured site as we will discuss, there is just
22 simply not the opportunity for through roads as
23 part of the campus.

24 Parking, a little bit hard to see on

1 this scale, but sort of in front of, along kind
2 of the spine, the internal spine road, you can
3 see that there is parking slated in front of each
4 of the buildings.

5 Each building, in fact, does have
6 its own sort of parking supply. The concept here
7 is that within the campus there would be shared
8 parking amongst the buildings, so if you work in
9 one building, you might have facilities -- you
10 might have facilities in multiple buildings, you
11 could park anywhere on the campus, but we believe
12 that there is ample supply of parking in the
13 proposed plan.

14 The parking does not meet the City's
15 code requirements. I think the City's code
16 requirement is three-tenths of a space per
17 thousand square feet.

18 CyrusOne has extensive experience in
19 the industry, sort of specializes specifically on
20 this type of use. Based on their international
21 experience, we believe that a slightly lower
22 parking ratio is appropriate.

23 I would note that this isn't a site
24 where we are trying to cram a lot in, right?

1 We've got ample room to spread things out on this
2 campus, so the request to reduce parking is not a
3 product of we can't fit additional parking, it's
4 a product of we don't think there is a need for
5 additional parking, and there is no sense in
6 building additional asphalt surface requiring
7 additional detention when the parking simply
8 isn't necessary.

9 I would note that a secondary access
10 point is off of Faxon -- I keep feeling like I'm
11 going to hit Krysti in the face with this -- but
12 to the south here is the south access off of
13 Faxon.

14 I would note that this is really a
15 secondary access point. We do not envision that
16 there would be any access to the site, any
17 regular access to the site via this location.

18 There will not be manned security at
19 this location, so that's why we wouldn't permit
20 regular access. That is there for egress. If we
21 have employees who can badge out, they may be
22 able to use that as an egress point.

23 Also, if there were a problem at the
24 main entrance, that would be a secondary access

1 for emergency service vehicles.

2 I've talked about this being a
3 secured campus. There is a fence proposed around
4 the entire perimeter of the campus. If you look
5 closely, you can sort of see that around the
6 bounds, I will try to point it out a little bit.

7 You can see the fence designated
8 here. It wraps around. It is not necessarily
9 located around the road or immediately adjacent
10 to the road in all cases. There is some setback
11 to it at various locations.

12 We are proposing an eight-foot
13 fence. Again, that fence is going to connect to
14 the guard station. It's going to create a
15 secured enclosed perimeter.

16 The facility in Aurora is built in a
17 very similar manner where there is a two-stage
18 security system. The full perimeter is fenced
19 with an eight-foot fence.

20 I would note wetlands. There are
21 four wetlands on the property. They are
22 identified in green. You can see the largest of
23 the wetlands along Eldamain Road.

24 This is, again, a point where I

1 would say there is ample space on this project,
2 on this property. We are not cramming things in.
3 In this case we are preserving all four of the
4 wetlands in their existing condition. We have
5 ample room for setbacks.

6 We believe that all of the wetlands
7 are isolated wetlands under the jurisdiction of
8 Kendall County and the City of Yorkville. We
9 will comply with the ordinances with respect to
10 buffers associated with those wetlands.

11 Stormwater will obviously be a
12 requirement. You can see that we have scheduled
13 stormwater ponds sort of around the perimeter of
14 the campus.

15 I think this is both practical in
16 the sense of it's sort of where drainage wants to
17 go, right, we don't want to push water uphill, we
18 want to meet water where it's naturally flowing,
19 but where we could provide that stormwater along
20 the perimeter I think provides a natural
21 enhancement. It's increasing the setback to all
22 of the surrounding neighbors.

23 So we heard a lot about what -- you
24 know, when we are talking about a rezoning, we

1 don't have a plan, there is uncertainty. The
2 nice thing about having a plan here is we are
3 providing a level of certainty.

4 One of the things that we are
5 providing here is an increased setback by
6 scheduling stormwater ponds around the perimeter
7 of the property, so certainly for those
8 residents, the couple of residents who are along
9 Faxon, I think those stormwater basins are a
10 material benefit because it's driving those
11 buildings further to the north and providing far
12 in excess of the separation that is required
13 under code, what we could otherwise build.

14 This is a landscape plan, so very
15 hard to read at this scale, but if we were -- if
16 you were looking at a printout, what you would
17 see is that we have a schedule of plants along
18 Eldamain, along Faxon and then along Beecher.

19 I point to this other one, Beecher.
20 It's not necessarily again right along the
21 right-of-way, it's set back a little bit, but
22 there is a solid row of landscaping proposed in
23 that location.

24 I think Krysti mentioned earlier

1 that there is different types of perimeter
2 landscape treatments under the code. In this
3 case we are showing Type D landscape treatment
4 along Eldamain. That Type D landscape treatment
5 is five -- five understory trees, five overstory
6 trees or evergreens, plus I think it's 35 --

7 MS. NOBLE: 25.

8 MR. WHITAKER: 25 either shrubs or
9 native grasses, so we are talking about a
10 schedule of ten trees plus grasses and shrubs per
11 every hundred feet. We've got a couple hundred
12 feet of length here, so you are going to see a
13 nice full buffer of landscape along that Eldamain
14 frontage.

15 We are showing Type C landscape
16 treatment along Faxon and Beecher. We are still
17 working through those issues with Staff. I think
18 ultimately it's likely that the landscape
19 treatment along Faxon will be beefed up a little
20 bit and become Type D in lieu of Type C, but,
21 again, we are still working through those
22 details.

23 I think when we talk about kind of
24 some of these things beginning to come together,

1 I think one of the things we have done a very,
2 very nice job of is creating some isolation.

3 Secured campus, right, we're not
4 looking to market ourselves along Eldamain or
5 Faxon Roads, we are kind of trying to fade into
6 the background, and so when you start adding up
7 some of the things that we're doing, you've got
8 the Type D landscape buffer along Eldamain Road,
9 you've got an eight-foot fence along Eldamain
10 Road, you've got extensive setbacks along
11 Eldamain Road, those concepts being repeated
12 along Beecher and along Faxon, and I think from
13 the public realm you're going to see all of those
14 open space type improvements in the foreground
15 and the buildings will very much fade into the
16 background, so that was absolutely part of our
17 design intent with the campus, not being real
18 forward facing, but kind of fading back into the
19 background of the community.

20 I'm going to wrap up with a quick
21 discussion of elevations. So this is a prototype
22 elevation. I would note that this is a
23 manufacturing district. At the end of the day,
24 these are industrial buildings. These are like

1 the most expensive industrial buildings you could
2 possibly imagine, but they are industrial
3 buildings nonetheless, so it is largely a precast
4 concrete building. In this case it is a
5 two-story precast concrete building.

6 I would just call out a couple of
7 details as we look at the building. Here the
8 large gray sections are precast concrete, which
9 are seen here in the center element, sort of a
10 lobby that would be the primary entrance.

11 I would note that if you were
12 looking at the call-outs and matching them up
13 with the call-outs at the bottom of the screen,
14 you would see that they are calling out metal
15 panel sections, and so those metal panel sections
16 are meant as decorative elements to kind of help
17 create some architectural interest on the large
18 concrete facade of the building, and so you can
19 see a variety of different types of metal panels
20 and louver systems along with glass on that front
21 entry in order to, in fact, create a nice entry
22 into the building.

23 I would note that you've got some
24 metal panel segments on the side and then

1 wrapping the corner of the building. We envision
2 there might be logos or signs in that location.
3 Again, these are architectural elements that help
4 to bring a little more interest and character to
5 the building.

6 A couple other things I would note.
7 We didn't talk a lot about the original -- the
8 perimeter immediately around the buildings, but
9 one of the things that's unique about a data
10 center is it's a guarantee of performance, a
11 guarantee of power, right, and so we have backup
12 systems in place to make sure that if the power
13 goes out, the power doesn't go out to our
14 customers in this building. That's the core of
15 being in this building.

16 So there is a large generator yard
17 associated with each building. That generator
18 yard is depicted on the bottom here. What I
19 would point out is that the generators are in the
20 background here. What you're seeing in the gray
21 wall in the foreground is a screen wall.
22 Generally speaking, that's, rough number, a
23 20-foot screen wall.

24 Here we've got that screen wall

1 specced as a concrete slab screen wall. The
2 reason it's specced as a concrete slab screen
3 wall in this instance is that it may be
4 acoustical.

5 Kind of the same condition on the
6 rooftop. We have a lot of mechanical equipment.
7 Because of all of the computer equipment that's
8 in a building like this, cooling is very, very
9 important in order to ensure operation inside the
10 facility, so there is a lot of cooling equipment
11 that gets housed into the mechanical penthouse
12 located on the roof of the two-story building.

13 What we're showing here is that that
14 mechanical penthouse is being screened, again, a
15 metal panel system which serves as screening
16 around the building.

17 The reason I relay these two things
18 is we recognize that there are mechanical
19 components associated with the operation of this
20 building. That mechanical equipment can emit
21 sound, so what we do as a matter of practice in
22 development of a building like this is as we
23 submit for building permit, we are going to work
24 with an acoustic engineer.

1 That acoustic engineer is going to
2 take the inputs, he is going to look at the
3 generators, he is going to look at the mechanical
4 systems going on the roof. He will take
5 manufacturer specifications, he will build them
6 out, so from a scientific basis, he is modeling
7 how sound is going to travel as a result of the
8 operations of this building, and he is going to
9 then reverse engineer and design whatever sound
10 attenuation measures may be necessary in order to
11 ensure that we, in fact, comply with applicable
12 noise ordinances, whether it's a city ordinance
13 or whether it's Illinois Pollution Control Board
14 requirements related to noise attenuation between
15 industrial and residential uses.

16 So that's kind of a high level of
17 detail of what we've got going on. There is some
18 stuff that's in -- there is a lot of stuff that's
19 in Krysti's report, she is very thorough, went
20 through a lot of detail that was in our petition.

21 I wanted to kind of -- I think it's
22 better to kind of tell these as a story and
23 understand how the facility operates rather than
24 talking about while we are requesting relief from

1 this, we're not talking about how all these
2 things work together, so I hope that was helpful.

3 If there are questions about the
4 specific details or some of the other requests
5 for relief we have, I would be happy to answer
6 them. I would just -- and I guess by way of
7 pointing it out -- if I could, I would back up a
8 slide, but that doesn't seem to be working.

9 So if we were on the landscape plan,
10 there is some relief with respect to the
11 landscaping. By way of example, we are trying to
12 landscape very heavily and focus on the perimeter
13 of the site.

14 The interior of the site is not
15 going to be seen by the public. It's, like I
16 said, a secured entrance, no one driving through,
17 and these buildings are going to be hiding the
18 vast majority of the site, so by way of example,
19 we are showing some parking lot island trees, but
20 we don't think it's going to be beneficial to
21 install a tree every 20 feet because of the
22 unique use of the property.

23 We think it's going to be beneficial
24 due to the industrial operation inside the

1 facility to reduce some of the internal landscape
2 requirements.

3 So there are some things like this
4 based on our historic operation of these
5 facilities that we have suggested would be
6 appropriate in this application.

7 I think Staff has generally
8 supported those requests. If there are any
9 specific questions on those items, though, we
10 would be happy to dive into detail.

11 I also have Bradd Hout. Bradd is
12 the development director with Cyrus and he does
13 campuses like this all around the country, so
14 whether it's Bradd or I, we will patch it
15 together and answer any questions you might have.
16 Thank you.

17 CHAIRMAN WILLIAMS: Thank you, sir. All
18 right. So with that said, is there anyone who
19 wishes to speak in favor of this particular
20 request?

21 (No response.)

22 CHAIRMAN WILLIAMS: Is there anyone who
23 wishes to speak in opposition?

24 (No response.)

1 CHAIRMAN WILLIAMS: Are there any
2 additional questions for the petitioner at this
3 time? Come on up, sir.

4 MR. BARTALONE: Do I have to go all the
5 way over there?

6 CHAIRMAN WILLIAMS: No, you can just --

7 MS. NOBLE: We can't -- we do need --

8 CHAIRMAN WILLIAMS: We do need you at
9 the mic because we do record it for the public.

10 MR. BARTALONE: I was wondering what the
11 decibel level was going to be for the generators.
12 Don Bartalone. What's the -- you know, you said
13 you've got all the generators that are coming on
14 and cooling. What's the decibel level?

15 MR. WHITAKER: So we have not -- we have
16 not done a building permit set yet, so in terms
17 of process -- there's been a lot of conversation
18 about process today, right, so we are submitting
19 for a preliminary plan.

20 So when we submit for a preliminary
21 plan, we kind of tell you the sewer line is going
22 to go here, the building is going to go here,
23 here is how many parking spaces we are going to
24 have.

1 What we don't tell you is the exact
2 depth of the sewer line or what that sewer line
3 is going to be constructed of, so --

4 MR. BARTALONE: Gotcha.

5 MR. WHITAKER: -- that will be final
6 engineering. After we get through final
7 engineering, we will go to the next step, and the
8 next step is a building permit, and when we do a
9 building permit we will give you the
10 specifications about how those panels connect
11 together on the building and we will tell you all
12 of the mechanical equipment that's going in this
13 building.

14 We are not there yet, but when we do
15 get there, we will provide the city a report of
16 all of that equipment and we will have an
17 acoustical engineer study the equipment and tell
18 you what that acoustical level is and whether or
19 not we need to wrap that or screen that in order
20 to reduce the decibel level so that it doesn't
21 impact surrounding areas.

22 MR. BARTALONE: I was just wondering
23 because you have stuff in Aurora, so --

24 MR. WHITAKER: We do. Absolutely. And

1 there is three generations. There is three
2 buildings in Aurora, and so the first building
3 was constructed circa 2016 and we are dealing
4 with some sound attenuation on some of that
5 equipment. There is some newer equipment that we
6 don't have problems with. So we are actively
7 working with the City of Aurora right now.

8 We are doing a similar sound study
9 on stuff that was built before -- Cyrus didn't
10 build it, they bought it, and so we are going
11 back and we are trying to recreate and figure out
12 how we can correct some sound issues.

13 MR. BARTALONE: Yeah, because my concern
14 is you said you are by Menards. At 4:00 o'clock
15 in the morning we hear the trucks in our
16 neighborhood, don't we?

17 And I know a lot of them have the
18 mufflers. They don't have mufflers, they've
19 straight pipes on them, you know. I was just
20 wondering what kind of noise would come out of
21 your building.

22 At 4:00 o'clock we hear -- I mean, I
23 get up. It's like an alarm for me. So that was
24 my concern, what was the -- you know, because you

1 said I've got a lot of -- we've got a lot of
2 generators that are going to start up.

3 MR. WHITAKER: And, generally speaking,
4 those generators aren't going -- the generators
5 are running when we are testing them, and we are
6 generally going to test them once a month. We
7 are not going to test them at 4:00 a.m., I can
8 pretty much promise you that.

9 When we test them once a month,
10 there could -- there will be sound, there will be
11 because we are running them, but the hope is
12 other than the testing we are never running those
13 generators because we are only running them when
14 the power is out, so there is not any sort of
15 regular operation of generators.

16 MR. BARTALONE: And what you just said,
17 when the power is out, and how long can the power
18 be out and then they're going to be running and
19 that's what my concern is.

20 MR. WHITAKER: Understood.

21 MR. BARTALONE: Are we going to get
22 that -- Because there is not a lot of stuff up
23 around your -- the other building, it's going to
24 be nice and empty until they fill it all in,

1 we're going to hear all that because it's like a
2 wind tunnel coming over here at my house and we
3 hear all of the stuff, so that was my --

4 MR. WHITAKER: Yes, and that is exactly
5 why we have things like a sound wall scheduled
6 around the generators, and that sound wall is
7 going to make sure that the sound is not leaving
8 that generator --

9 MR. BARTALONE: Got it.

10 MR. WHITAKER: -- and going directly to
11 your house.

12 MR. BARTALONE: That's why I asked.

13 MS. NOBLE: I can add a little bit. The
14 City was concerned about that as well and we
15 hired a sound engineer to evaluate the
16 preliminary plan.

17 The preliminary plan itself doesn't
18 give enough information to tell you what the
19 decibel level is. We do have a noise ordinance
20 in the city and the engineer provided a report
21 and said that they are confident based upon just
22 general practices for noise control screening,
23 compression wraps, that this property can meet
24 the noise ordinance standards, but we will be

1 evaluating the equipment choices that they make
2 during the building permit process with a third
3 party as well, not hired by the petitioner, but
4 by the city.

5 CHAIRMAN WILLIAMS: Thank you. Are
6 there any additional questions? Please.

7 MS. MAHER-BARTALONE: Just a quick
8 question.

9 CHAIRMAN WILLIAMS: No, of course.

10 MS. MAHER-BARTALONE: Again, Mary
11 Maher-Bartalone. Just a quick question. Do you
12 know the approximate height of these two-story
13 buildings?

14 MR. WHITAKER: 55 feet.

15 MS. MAHER-BARTALONE: 55 feet, okay.
16 And then if down the line Cyrus were to be
17 getting involved with the purchase of the
18 additional properties that are surrounding it,
19 could we anticipate it to be a similar sort of
20 layout situation with the buildings and the
21 55 feet high?

22 MR. WHITAKER: So to clarify, 55 feet is
23 to the roof line. The mechanical penthouse would
24 be above that and wrapped with the mechanical

1 screen, so I think the top, the top of the
2 mechanical penthouse, is about 70 feet. I
3 believe that at 70 feet we're still 30 feet or so
4 under code requirement, so we are well within
5 code limitations.

6 So we have got -- we also have the
7 piece of property to the north of the access
8 drive, so that's part of the parcel we are
9 buying, not slated for development just yet.

10 The build-out plan here is estimated
11 10 to 20 years, it's all going to be driven based
12 on demand of the market and supply of
13 electricity, so we think we've got a very good
14 run in front of us on this site.

15 MS. MAHER-BARTALONE: What about to the
16 south?

17 MR. WHITAKER: I wouldn't speculate that
18 we are chasing any other property.

19 MS. MAHER-BARTALONE: Okay.

20 CHAIRMAN WILLIAMS: Thank you.

21 MR. BRIAN: Once again, Brian. This
22 kind of relates to overall if you look how close
23 it is to Menards, Eldamain is being impinged
24 already. That's more a question towards the

1 City, do we have -- can Eldamain and even smaller
2 behind it, Beecher, handle the increase in
3 traffic?

4 MS. NOBLE: So with this project they
5 are required to do road improvements. In the
6 packet Staff has recommendations for road
7 improvements along Faxon and potentially Beecher.

8 The City does not have jurisdiction
9 over Eldamain, that's Kendall County Highway, and
10 they have reviewed the plans, and they would be
11 the ones issuing the permit for access off of
12 Eldamain.

13 MR. BRIAN: Does it specify by
14 improvement, is this just a vague gesture for
15 now, whether it's widening or specific mentions
16 like that?

17 MS. NOBLE: So it's specific and there
18 is a cost estimate to it, so there is a
19 cross-section that's been provided that's in the
20 packet that the city engineer would recommend for
21 the lane use of this site because right now it
22 cannot handle any truck traffic along Faxon or
23 Beecher.

24 MR. BRIAN: And what about traffic

1 lights? There is the YMCA just south of those
2 two locations with a bunch of children.

3 MS. NOBLE: Correct.

4 MR. BRIAN: And with the increase of
5 traffic, does that include the constructed
6 improvement?

7 MS. NOBLE: So because Eldamain would be
8 the intersection where a traffic light would
9 possibly go, the City does not have jurisdiction
10 over that. That would be Kendall County Highway.

11 MR. BRIAN: Okay.

12 MR. WHITAKER: Just to dovetail on those
13 things, we do not expect that there would be a
14 stoplight at the intersection with Menards.

15 I would note that a data center use
16 is going to be one of the lowest possible traffic
17 generators you would have in a manufacturing
18 district.

19 While there is a work force that
20 would be associated with it, a visitor at Aurora,
21 there is a number of operating engineers that are
22 in the building constantly monitoring the
23 facilities to make sure that those facilities are
24 up and operational if we need them, but, in

1 general, we've got almost two and a half million
2 square feet of total building area here. The
3 overall traffic load is anticipated to be very
4 low.

5 We've worked with KLOA, which is a
6 traffic engineer. We haven't actually submitted
7 the traffic study to the City yet, but I did talk
8 to the engineer today and they are close.

9 We kind of ran into a hiccup in that
10 we originally had a plan with two or three access
11 points on Eldamain and then another access point
12 on Faxon. The County objected to that. We met
13 with the County, we worked with the County, and
14 we have revised the plan as you see it today. We
15 are entirely comfortable with this plan at this
16 point in time, but our traffic engineer is
17 obviously catching up.

18 That being said, he has scheduled
19 what he believes to be peak hour traffic, which
20 is what everybody should be focused on. If we
21 have built the full two and a half million square
22 feet, in the weekday -- the weekday a.m. peak
23 hour, we are talking about 270 trips. In a
24 weekday evening peak hour, we are talking about

1 220 total trips. It's a combination of
2 in-and-out trips, so in the grand scheme of
3 industrial manufacturing uses, that is extremely,
4 extremely low.

5 An office building of ten percent
6 its size would be generating those kind of trip
7 loads, so this will be a very high driver in
8 terms of property tax value. This will drive
9 electric tax revenue like the city has not seen
10 before.

11 I would venture to guess that this
12 site probably becomes the single largest taxpayer
13 in the United City of Yorkville, and, as a result
14 of it, you will get very little traffic on your
15 surrounding roads.

16 CHAIRMAN WILLIAMS: Thank you. Were
17 there any other questions for the petitioner?
18 And, like I said, I will hold for a couple
19 minutes. Yes, ma'am.

20 MS. PRATHER: Hi. My question is how
21 much power do these data centers pull from our
22 grid and like does that affect our house?

23 Because I don't have time to go like
24 all Erin Brockovic, I want to know that like I am

1 going to be healthy, it's not going to like emit
2 something into the air that's going to damage me
3 or his little ones or anyone around us.

4 MR. WHITAKER: I don't have the -- I
5 don't have the power consumption numbers in front
6 of me, but there is an extraordinary amount of
7 power that's being consumed by these data centers
8 that are full of computers.

9 In terms of emission, there is
10 absolutely nothing. It's computers inside the
11 facility. In certain other applications, in
12 Aurora, by way of example, we have communication
13 towers. There are no communication towers here,
14 so there is no RF or anything else that would be
15 associated with this. It's computers.

16 CHAIRMAN WILLIAMS: Do you have any idea
17 how much power will be pulled from a substation
18 versus from the local grid? Because I did notice
19 you have a substation on the property.

20 MR. WHITAKER: Yes. So, I mean, we will
21 be interconnecting high voltage -- high voltage,
22 medium voltage?

23 MR. HOUT: High voltage.

24 MR. WHITAKER: High voltage from the

1 existing substation to the substation on our
2 site. The substation on our site will be used to
3 feed this facility and the developer will be
4 responsible for the construction of the
5 substation on our site, so that is infrastructure
6 costs that we are bearing.

7 I would also note that the utility
8 improvements that were being discussed as part of
9 other cases are also largely being borne by this
10 development, so water extensions to the north, to
11 the east, to the south, and then sanitary sewer
12 connections to the east and to the south are all
13 being borne, so there are I think -- I believe
14 it's in excess of \$10,000,000 in utility upgrades
15 that are being borne by this facility subject to
16 some cost recapture over an extended period of
17 time.

18 CHAIRMAN WILLIAMS: Thank you. All
19 right. Are there any other questions for the
20 petitioner?

21 (No response.)

22 CHAIRMAN WILLIAMS: Like I said, I'll
23 hold a minute, so if anyone thinks of anything,
24 they can certainly come forward.

1 All right. So with that said, since
2 all public testimony regarding this petition has
3 been taken, may I have a motion to close the
4 taking of testimony and this public hearing?

5 MS. GOINS: So moved.

6 MR. MILLEN: Second.

7 CHAIRMAN WILLIAMS: Thank you. Roll
8 call vote on the motion, please.

9 MS. YOUNG: Yes. Williams.

10 CHAIRMAN WILLIAMS: Yes.

11 MS. YOUNG: Forristall.

12 MR. FORRISTALL: Yes.

13 MS. YOUNG: Hyett.

14 MR. HYETT: Yes.

15 MS. YOUNG: Goins.

16 MS. GOINS: Yes.

17 MS. YOUNG: Millen.

18 MR. MILLEN: Yes.

19 MS. YOUNG: And Vinyard.

20 (No response.)

21 MS. YOUNG: Vinyard.

22 CHAIRMAN WILLIAMS: That's a yes.

23 MS. YOUNG: Thank you.

24 CHAIRMAN WILLIAMS: All right. The

1 public hearing portion of tonight's meeting is
2 now closed.

3 (Which were all the proceedings had
4 in the public hearing portion of
5 the meeting, concluding at 8:22
6 p.m.)

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1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF LASALLE)

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That previous to the commencement
7 of any testimony heard, the witnesses were duly
8 sworn to testify the whole truth concerning the
9 matters herein;

10 That the foregoing public hearing
11 transcript, Pages 1 through 80, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

18 That the said public hearing was taken
19 before me at the time and place specified;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the
23 parties hereto, nor interested directly or
24 indirectly in the outcome of this action.

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I further certify that my certificate attached hereto applies to the original transcript and copies thereof signed and certified under my hand only. I assume no responsibility for the accuracy of any reproduced copies not made under my control or direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Leland, Illinois, this 1st day of June, 2024.

Is/ Christine Vitosh

CHRISTINE M. VITOSH,
C.S.R. Certificate No. 084-02883

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