United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, June 3, 2025
6:00 p.m.
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

This meeting has been cancelled due to lack of a quorum.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
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AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, June 3, 2025
6:00 p.m.
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval:

1. April 1, 2025 – Special
2. May 6, 2025

New Business:

1. EDC 2025-36 Building Permit Reports for March and April 2025
2. EDC 2025-37 Building Inspection Reports for March and April 2025
3. EDC 2025-38 Property Maintenance Reports for March and April 2025
4. EDC 2025-39 Economic Development Reports for April and May 2025
5. EDC 2025-40 Project Steel – Prologis (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD
6. EDC 2025-41 Project Cardinal – Pioneer (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD
7. EDC 2025-42 Data Center Development Standards – Text Amendment
8. EDC 2025-43 Comprehensive Plan Amendments – Text Amendment
9. EDC 2025-44 Kendall County Petition 25-04 – 1.5 Mile Review (Gorman and Zepelak)
10. EDC 2025-45 Ordinance Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 3, 2025
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. April 1, 2025 – Special
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

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2. May 6, 2025
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. EDC 2025-36 Building Permit Reports for March and April 2025
   - ☐ Informational Item
   - ☐ Notes _____

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2. EDC 2025-37 Building Inspection Reports for March and April 2025
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2025-38 Property Maintenance Reports for March and April 2025
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2025-39 Economic Development Reports for April and May 2025
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2025-40 Project Steel – Prologis (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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6. EDC 2025-41 Project Cardinal – Pioneer (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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7. EDC 2025-42 Data Center Development Standards – Text Amendment
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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8. EDC 2025-43 Comprehensive Plan Amendments – Text Amendment
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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9. EDC 2025-44 Kendall County Petition 25-04 – 1.5 Mile Review (Gorman and Zepelak)
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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10. EDC 2025-45 Ordinance Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC

- ☐ Moved forward to CC _____
- ☐ Approved by Committee _____
- ☐ Bring back to Committee _____
- ☐ Informational Item
- ☐ Notes _____

_____

_____

ADDITIONAL BUSINESS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Special Economic Development Committee – April 1, 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE
SPECIAL ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, April 1, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

In Attendance:
Committee Members
Chairman Joe Plocher
Alderman Chris Funkhouser
Alderman Dan Transier

Absent: Alderman Seaver Tarulis

Other City Officials
City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Senior Planner David Hansen
Code Official Pete Ratos
Community Engagement & Marketing Coordinator Katelyn Gregory

Other Guests
Charlie Tarwater, QuickTrip
Mike Holzer, Brenda Holzer Foundation
Jen Rakas via Zoom

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

Citizen Comments None

Minutes for Correction/Approval March 4, 2025
The minutes were approved as presented.

New Business
(Items #5 and #6 were moved forward on the agenda)

5. EDC 2025-27 Quik Trip – Sign Variance
Charlie Tarwater, Real Estate Manager with QuikTrip was present and gave a short overview of the sign variance request. He said a sign had been approved in 2023 as a Special Use and it was 7'10" and 54 square feet. It met the sign ordinance at that time. Since that time, an additional product with pricing has been added to the QuikTrip product lineup and adds 5" to the sign for 62 square feet. He said shrubs and landscaping would be used to screen the sign base. He compared sign sizes with other gas stations in the city which are larger than this request.

Alderman Funkhouser said he does not approve of a larger sign and that requirements were recently revised through the UDO process, however, he acknowledged the competitive factor. Alderman Transier had no objections and asked for a new draft of the sign showing premium materials. The materials for the base and possible heights and sign size were discussed and it was noted that with premium materials (such as brick and stone), a larger or taller sign could be allowed. David Hansen said staff supports the request due to nearby signs being larger. With committee approval, this moves to Public Hearing at PZC on April 9 and then to City Council.

6. EDC 2025-28 904 S. Bridge Street - Variance

Ms. Mendez presented the background for this variance request from Mr. Mike Holzer to construct an office building for his non-profit organization. His request is to reduce the front-yard setback from 50 feet to 42 feet. The building would be situated on a lot on S. Bridge St. (Rt. 47). He has a limited space with the lot configuration and small size, but is meeting other setbacks and number of parking stalls. Nearby properties also have reduced setbacks. Alderman Funkhouser asked the purpose of the drive-through lane around the building and Mr. Holzer replied it was for weed control and ease in making an exit from the parking lot. This will also be addressed later said Mr. Ratos. He also noted that the Fire Department would require access behind the building. The committee supported this request and this petition is scheduled for a Public Hearing at PZC April 9th.

(return to regular agenda order)

1. EDC 2025-23 Building Permit Report for February 2025

Mr. Ratos reported one single family detached permit, 14 commercial and 31 miscellaneous for the month.

2. EDC 2025-24 Building Inspection Report for February 2025

There were 256 inspections in February, said Mr. Ratos.

3. EDC 2025-25 Property Maintenance Report for February 2025

There were no hearings in February, but a couple complaints were addressed. He noted a trash dumping issue that they are investigating.

4. EDC 2025-26 Economic Development Report for March 2025

Katelyn Gregory reported on new business openings and a new venue--Blank SL8. They have a space for special events and they also want to promote supporting other small businesses in the city.

Old Business: None

Additional Business:

Mr. Ratos gave a brief report on the status of Gerber Glass and the sewer issues concerning the project. He had spoken with Mr. Verne Henne and informed him there were dips and valleys in the sewer that would need to be corrected. Mr. Ratos said Gerber Glass may ask for some money to be refunded if they needed to do the repairs. He said that Gerber may have decided it is more financially prudent to work with Mr.

Henne rather than boring along Rt. 47, in order to move forward with this project. Alderman Funkhouser asked about the construction fence and screening that is in disrepair at the Gerber site. Mr. Ratos has spoken with them to rectify the situation.

In another matter, Alderman Funkhouser said he noticed work being done at Whispering Meadows and that no Final Plat has been done to allow the work. Mr. Ratos will address this with the construction company following this meeting.

There was no further business and the meeting adjourned at 6:21pm.

Minutes respectfully submitted by Marlys Young, Minute Taker

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – May 6, 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 6, 2025, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL

In Attendance:

Committee Members

Vice-Chairman Chris Funkhouser
Alderman Dan Transier

Absent: Alderman Seaver Tarulis, Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Alderman Ken Koch
Senior Planner David Hansen
Planner 1 Sara Mendez
City Consultant Lynn Dubajic Kellogg
Katelyn Gregory, Economic Development Coordinator

Other Guests

Keith Landovitz
Kitty Moore
Ryan Anderson, Legacy Farms
Dave Silverman, Mahoney, Silverman & Cross
Michael Konicek
David Bossy, Mid-America Development
Kim Kaskel
Brett Stauffacher, Local 150
Dale Konicek
Emily Anderson, Legacy Farms
Bernie Weiler, Mickey, Wilson
Matt McCarron, Pioneer Development
Michael Ball, Curran Contracting
John Bryan, Geneva Construction/Legacy Farms
M. Gilbert

Via Zoom: Jen Rakas, Brad Sanderson, Katie Fraser, Sean R., Matt Gilbert, Anonymous

The meeting was called to order at 6:03pm by Vice-Chairman Chris Funkhouser and he stated there was no quorum. Mr. Olson explained since only 2 of the 4 committee members were present, no votes or final action would be taken. He said the meeting would move forward with his presentation about data centers and the one for Cardinal Development, along with citizen comments and questions. Mr. Bernie Weiler said he represents some of the neighbors near the new development. He said when a public meeting is called to order with no quorum, the only action you can take is to adjourn the meeting. He said discussion of public business is a violation of the Open Meetings Act. Mr. Olson said he had cleared this action with the city attorney and said all discussion would be informational. Mr. Olson said he would be directing his comments about the properties to the west since many of the attendees present were represented by Mr. Weiler.

Presentation by Mr. Olson

Overview:

Mr. Olson provided a Power Point presentation with general information about the proposed data centers in Yorkville. They provide data storage, computing capacity and are needed for artificial intelligence and they appear as network racks with server space. He said several data center projects have already been approved. Yorkville has been chosen due to access to power generation, thousands of available acres and the ComEd substation can be expanded easily. Soo Farm wind farm has a terminus near Eldamain Rd. which serves as a giant electric line from wind farms in Iowa and terminates in Illinois into the substations. Data centers are an ideal land use, generate minimal noise and pollution, they do not generate children for the schools and they produce large amounts of tax revenue which helps the schools and tax base. Illinois also has incentive programs. They generate a low number of jobs, but they are higher paying.

Specifics:

There are 3,000 acres of properties interested in data centers. He pointed out where each proposed or approved data center project is located. Eldamain Rd. is the boundary between Yorkville and Plano, but the school districts have different boundaries. Some of the projects are in portions of the 2 districts and tax revenue will be divided.

Tax Revenues:

Electrical utility tax is paid by all on electric bills, including data centers. Mr. Olson shared figures of the substantial estimated tax that will be paid by Cyrus 1. He estimated $500,000 to $1 million per building. He said the current amount of revenue Yorkville receives from electrical utility tax is $750,000. Data centers also pay property taxes at the same rate as other properties. Mr. Olson explained that while personal property taxes cannot be eliminated, they could be reduced based on taxes received from the data centers or other taxes could be reduced. Mr. Olson said that developers indicate only 1 or 2 buildings will be built at a time with a buildout time of 10-20 years.

Resident Concerns

Mr. Olson said staff reached out to other agencies and to the biggest data center in the U.S. in Virginia with 300 buildings. The main issues were: power deficit, noise and new power lines. He said staff spoke with ComEd about power due to the potential of 3,000 acres of data center needs. ComEd is conducting some studies on usage and said capacity corridors are likely sufficient without new power lines. He said the city can't reject a land use decision if they are unsure about power capacity.

Administrator Olson also noted that Soundscape has been engaged to study the noise issues, attend review meetings, determine placement of equipment for noise abatement, site recommendations and ongoing monitoring etc. The city does have a comprehensive noise ordinance and he explained the allowable decibels. Tonal (constant hum) noises can incur a penalty. The ordinance is also applicable to residents who may reside outside city limits. He said there are some limits and exemptions during construction. Landscape buffers and berms will be used to mitigate noise.

Water Usage: The city has not allowed water cooled data centers for heat dissipation, only air-cooled systems. A recent newspaper article mentioned Minooka's water usage of 1 million gallons per day for their data center. Mr. Olson noted that Yorkville's entire use in a day is 2 million gallons. The capacity coming from Lake Michigan will be between 5 million and 8 million gallons per day and that water is expected in 2028. He said data centers will use less water than a subdivision.

Construction Phasing: Building will start from west to east, away from residences. The cost of infrastructure improvements is paid by the developer upfront. This removes the risk from residents. Projects must finish a roadway for use during construction prior to building and electrical system upgrades must also be completed upfront.

Conclusion: Mr. Olson noted that all projects are listed on the city website and he provided upcoming meeting dates and ways in which opinions can be voiced. A meeting attendee asked that any variances being requested by developers be included in a future presentation.

Vice-Chairman Funkhouser opened the floor for questions and comments.

Public Comment:

David Bossy: He asked if there is any new info about the water being extended from Lake Michigan. Mr. Olson replied the bid package is being bid out by the DuPage Water Commission and the city has a $140 million WIFIA federal loan and $20 million of state loans. He noted that the DWC is also looking into their own intake connection to Lake Michigan. A comprehensive financing package and water rates will be discussed.

Ryan Anderson: He asked when attendees would have gotten notice of this meeting since he found out at the last minute. Mr. Olson replied that no notice is required by the state for committee meetings, however, for Public Hearings, anyone within 500 feet of the site, would get a notice for the Planning and Zoning meeting. A notice is published in the newspaper for City Council meetings. The property will also be posted with a sign for the Public Hearing.

John Bryan: He said as a contractor he doubts the water will be coming in 2028 and more likely in 2029. He finds it shocking that Yorkville will be spending all this money to bring water from Lake Michigan and there is already a shortage of water and then these projects get approved. He noted that the area north of Galena Rd. was zoned differently in 2007 when it was slated to become a Del Webb community. It did not come to fruition due to the recession.

Keith Landovitz: He and wife live on Ashe Rd. west of the project. He spoke of mitigations and said he is not in a subdivision, but in residential area. He commended all the work the city has done for this project in setting up standards for data center projects and he urged the city to do more of the planning and design upfront. He briefly discussed Comprehensive Plans in place for nearby municipalities in 2018. He believes the area north of Galena is transitional and should be treated with more care regarding eco-systems and people living in the area, regardless if they are incorporated, should be included in the thought process. He disapproves of building from west to east and feels the unincorporated areas are treated differently than the citizens. He thinks it is more equitable to build from the center out. Mr. Olson responded and said all amendments to the code are incorporated into Projects Cardinal and Steel and are a result of previous projects where there were no standards in place.

This concluded most public comment. Mr. Funkhouser noted that the other agenda items will not be discussed. Introductions of all meeting attendees and committee members were made.

Developer Project Overview: Mr. Silverman, representing, Pioneer Development, said they will hold a meeting with surrounding community members. He gave a presentation and told about Pioneer which is a development company that entitles land for data center end users. Mr. McCarron will be instrumental in helping secure end users. ComEd approval must be received along with knowledge there is ample power to the area. ComEd will require developers to make infrastructure improvements to support electricity to the area.

Mr. Silverman said this project is on 1,037 acres and there are 305 +/- parcels to the west not annexed to the city. Pioneer Development wishes to do so with M-2 zoning and a PUD. They are requesting deviations from the ordinance similar to that of Cyrus 1. They will have 7 storm water basins and 6 water tanks south of Galena that perhaps the city can use as well. Berms will be in place to minimize impact on residential areas and there will be secure gates in place. There are 14 phases of development and buildings will be built as needed, not on a spec basis. There is 17 million sq. ft. possible providing many construction jobs and high paying jobs when finished. The water impact is being studied and nearly waterless cooling centers are desired. They are working with city staff on an Annexation Agreement, PUD and utility coordination. He noted this property would have been developed into1,600 homes previously. A great amount of tax revenue will be received.

Krysti Barksdale-Noble Comments:
She noted the petitioner is requesting annexation of 305 acres of unincorporated land, rezoning and a Preliminary Plan. The current residential zoning would be requested to be M-2 zoning. To permit the PUD land use, there is a requirement the developers have to meet at least 1 modification standard and provide benefit to the city. The Petitioner has identified 2 which meet city standards and demonstrate a greater benefit to the regional utility improvements and funding or construction of public roads.

PUD Plan: The developer will do 14 phases--1 stormwater and 1 building per phase and the builder anticipates a 10 year buildout. Thirteen deviations/variances have been identified. They include internal building setbacks, permitted uses and a lock that is not subject to any further regulations for 10 years. Also, maximum building height of 70 feet inclusive of rooftop mechanical, when within 1,500 feet of residences, reduction in parking spaces, EV charging station reductions for a "fee in lieu of". The petitioner is also requesting relief from vehicle access, relief from pedestrian circulation—they will provide a 10 foot wide walking path, reduction to one off street loading space per building. Some deviations are being requested for the parking area and staff is OK with that. Petitioner is seeking deviations from landscaping being requested in parking area which staff approves. A transition buffer 100 feet wide will surround the data center campus. Staff requests an 8 foot berm regardless of incorporation status.

Mechanical Screening was also discussed as well as mitigation for backup generators and chillers. Petitioner will work with the sound engineer. Deviations were requested for all lots fronting on the roadway.

Appearance Standards: Developer was asked to revise building elevations for a different look and architectural interest, dynamic color palette, visual interest. Staff is looking for highest aesthetic standards for visible portions of building.

Street Designs: The UDO has standards for street designs which only apply to public dedicated roadways. The internal roads will not be dedicated and staff is OK with this deviation.

Fencing: the Petitioner requested to install a 10 foot tall fence, while the ordinance usually allows an 8 foot fence. Staff supports.

Additional recommendations: Staff asked for traffic management during construction, noise studies for pre-construction, during construction, at full buildout and annually. Hours and days for operational testing were presented. Testing of generators takes 2 minutes each. Emergency operations plans and procedures were requested and the petitioner will allow the fire department and police department to conduct a drill prior to occupancy to learn building layout. Contact info will be provided and given to KenCom.

The Comprehensive Plan was done in 2016. Ms. Emily Anderson asked if the rural aesthetic would be removed from the plan. Ms. Noble said the aesthetic would not be removed. Mr. Weiler asked if the 100 foot buffer includes detention, which it could.

Ms. Noble said the second component with the PUD is the development agreement. It will be a separate agreement and addresses infrastructure funding.

Community Meeting Requirement: The city encourages the developer to reach out to the public due to the scale and intensity of the projects. They should meet with nearby developments, residential and businesses and the meeting should occur before the June 11 PZC meeting and the June 10 annexation hearing at City Council.

Other Comments: Mr. Bryan asked for clarification on Cyrus 1 and also asked about other roads--Galena, Baseline, etc. near Project Steel. Ms. Noble said the city engineer has done a review and any road that the development touches will need to be brought to city standards. The entrance locations are still up for discussion. Mr. Bryan also asked when the noise study will be done. Mr. Olson provided the various times and he said a noise study done now will be different than when Rt. 47 is improved. A baseline will be established and the noise cannot exceed the code levels of 50-60 decibels. Mr. Bryan asked about the penalty. There would be fees and possibly the court system. Enforcement would come through work stoppages. Ms. Anderson asked that a health study with tonal levels be done. Ms. Noble said the sound engineer has already done studies on tonal noise and an explanation of tonal effects and preliminary responses will be provided.

Alderman Koch asked if the land will be farmed until construction and if utilities will be buried. The farming will continue and ComEd will decide if lines are buried.

Alderman Funkhouser had several comments. He was not in favor of the zero feet setbacks, saying that all sides are front yards. Ms. Noble noted there is a 500 foot building separation from residential. Regarding landscaping, he said plantings should be encouraged for the interior to help with mitigation for heat, noise and aesthetics. He also said he would like to see an undulating berm rather than a straight one. He would also like ground screening for buildings and said that louvered masonry panels reduce sound. Ms. Noble indicated that staff recommends mechanical equipment be enclosed by solid barriers. Acreage outside of the fences may be used for prairie plantings, said Mr. McCarron.

Next Steps:
June 10: Public Hearing at City Council for annexation,
June 11: Public Hearing at PZC, notices will be sent

There was no further business and the meeting adjourned at 8:08 pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #1

Tracking Number

EDC 2025-36

Agenda Item Summary Memo

Title: Building Permit Reports for March and April 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: All permits issued in March and April 2025.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
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UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

March 2025

	Number of Permits Issued	SFD *Single Family Dwelling*	SFA *Single Family Attached*	Multi- Family *Apartments Condominiums*	Commercial *Includes all Permits Issued for Commercial Use*	Industrial	Misc.	Construction Cost	Permit Fees
March 2025	84	16	9	0	15	0	44	5,157,248	184,663.92
Calendar Year 2025	199	24	19	0	42	0	114	19,738,844	441,898.97
Fiscal Year 2025	1219	133	25	48 units 1 permit	140	0	920	67,067,973	2,483,308,73
March 2024	133	31	0	0	16	0	86	14,622,166.00	337,363.41
Calendar Year 2024	271	66	0	0	28	0	177	86,525,011.00	873,878.01
Fiscal Year 2024	2094	246	109	0	88	0	1651	168,935,067.00	5,213,074.97
March 2023	163	44	16	0	16	0	87	11,152,981.00	451,376.95
Calendar Year 2023	308	78	34	0	25	0	171	20,825,320.00	990,450.19
Fiscal Year 2023	1413	188	137	0	102	0	986	68,673,016.00	3,291,592.37
March 2022	151	28	0	0	15	0	108	8,952,504.00	214,559.97
Calendar Year 2022	262	47	8	0	27	0	180	14,837,093.00	365,760.77
Fiscal Year 2022	1380	197	144	0	102	0	937	66,356,470.00	2,288,793.66

Prepared by D Weinert

UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

April 2025

TYPES OF PERMITS

	Number of Permits Issued	SFD *Single Family Detached*	SFA *Single Family Attached*	Multi-Family *Apartments Condominiums*	Commercial *Includes all Permits Issued for Commercial Use*	Industrial	Misc.	Construction Cost	Permit Fees
April 2025	153	10	9	0	12	0	122	54,790,514.00	224,939.78
Calendar Year 2025	361	34	36	0	54	0	237	75,425,158.00	784,749.39
Fiscal Year 2025	1381	143	42	1 permit 48 units	152	0	1,043	122,751,287.00	2,828,909.15
April 2024	177	31	0	0	4	0	142	7,633,526.00	340,566.32
Calendar Year 2024	447	96	0	0	32	0	319	94,028,537.00	1,220,420.13
Fiscal Year 2024	2270	276	109	0	92	0	1793	176,438,593.00	5,692,367.09
April 2023	138	10	4	0	9	0	115	3,579,884.00	169,823.34
Calendar Year 2023	447	88	38	0	32	0	287	24,408,904.00	1,161,115.33
Fiscal Year 2023	1552	198	141	0	111	0	1102	72,256,600.00	3,467,857.51
April 2022	133	12	4	0	5	0	112	3,850,576.00	127,363.13
Calendar Year 2022	401	59	12	0	33	0	297	18,759,555.00	493,882.15
Fiscal Year 2022	1519	209	148	0	108	0	1054	70,278,932.00	2,425,315.04

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #2

Tracking Number

EDC 2025-37

Agenda Item Summary Memo

Title: Building Inspection Reports for March and April 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: All inspections scheduled in March and April 2025.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	139-PLF PLUMBING - FINAL OSR READ	10000001	COUNTY INSPECTIONS	0		03/04/2025
	Comments1: 7698 FAIRWAY DR						
PR	_____	140-PLU PLUMBING - UNDERSLAB					03/05/2025
PR	_____	141-PLR PLUMBING - ROUGH					03/26/2025
	Comments1: 7334 FAIRWAY DR						
BC	_____ PM	004-REL ROUGH ELECTRICAL	20230205	1972 MEADOWLARK LN	147		03/17/2025
	Comments1: NICK - 630-408-9719						
BC	_____	005-RMC ROUGH MECHANICAL					03/17/2025
GH	_____ PM	001-FTG FOOTING	20232333	107 E STAGECOACH TR		03/12/2025	
	Comments1: CURTIS 630-514-2190						
PR	14:00	002-FTG FOOTING				03/13/2025	
	Comments1: CURTIS						
GH	_____ AM	019-STP STOOPS	20232390	212 WINDHAM CIR	54		03/31/2025
	Comments1: FR & R -- JESSICA - APPROVED AS NOTED						
BF	_____ AM	026-FIN FINAL INSPECTION	20240003	2810 CRYDER WAY	453		03/26/2025
	Comments1: ALADDIN@MBHOMES.COM 815-467-4700						
PBF	_____ AM	027-PLF PLUMBING - FINAL OSR READ					03/26/2025
	Comments1: ALADDIN@MBHOMES.COM 815-467-4700						
BF	_____ AM	028-FEL FINAL ELECTRIC					03/26/2025
BF	_____ AM	029-FMC FINAL MECHANICAL					03/26/2025
BF	_____	030-REI REINSPECTION					03/28/2025
	Comments1: FINAL MECH--ALADDIN@MBHOMES.COM 815-467-						
	Comments2: 4700						
BF	_____	031-REI REINSPECTION					03/28/2025
	Comments1: FINAL ELECTRIC						
GS	_____ AM	032-EFL ENGINEERING FINAL SITE					03/31/2025
	Comments1: TEMP -- NEED BBOX VAULT -- AND CANNOT KE						
	Comments2: Y						
BC	_____	002-FIN FINAL INSPECTION	20240086	871 WINDETT RIDGE RD	96		03/17/2025
	Comments1: FENCE						
BC	_____ AM	031-REL ROUGH ELECTRICAL	20240195	1536 SYCAMORE RD	2		03/17/2025
	Comments1: UNITS 111-114						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 032-RMC ROUGH MECHANICAL					03/17/2025
		Comments1: UNITS 111-114					
BC	_____	AM 033-RFR ROUGH FRAMING RESCHECK SF					03/17/2025
		Comments1: UNITS 111-114					
PBF	_____	AM 034-PLR PLUMBING - ROUGH					03/17/2025
		Comments1: UNITS 111-118					
GH	_____	AM 035-REL ROUGH ELECTRICAL					03/17/2025
		Comments1: UNITS 115-118					
GH	_____	AM 036-RMC ROUGH MECHANICAL					03/17/2025
		Comments1: UNITS 115-118					
GH	_____	AM 037-RFR ROUGH FRAMING RESCHECK SF					03/17/2025
		Comments1: UNITS 115-118					
GH	_____	AM 038-INS INSULATION					03/18/2025
		Comments1: UNITS 101, 102, 103, 104, 106 & 108					
BC	_____	AM 039-RFR ROUGH FRAMING RESCHECK SF					03/19/2025
		Comments1: UNITS 201-203					
BC	_____	AM 040-RMC ROUGH MECHANICAL					03/19/2025
		Comments1: UNITS 201-203					
BC	_____	AM 041-REL ROUGH ELECTRICAL					03/19/2025
		Comments1: UNITS 201-203					
PBF	_____	AM 042-PLR PLUMBING - ROUGH					03/19/2025
		Comments1: UNITS 201-206					
GH	_____	AM 043-RFR ROUGH FRAMING RESCHECK SF					03/19/2025
		Comments1: UNITS 204-206					
GH	_____	AM 044-REL ROUGH ELECTRICAL					03/19/2025
		Comments1: UNITS 204-206					
GH	_____	AM 045-RMC ROUGH MECHANICAL					03/19/2025
		Comments1: UNITS 204-206					
GH	_____	AM 046-RMC ROUGH MECHANICAL					03/20/2025
		Comments1: UNITS 207, 208 & 210					
GH	_____	AM 047-REL ROUGH ELECTRICAL					03/20/2025
		Comments1: UNITS 207, 208 & 210					

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 048-RFR ROUGH FRAMING RESCHECK SF					03/20/2025
		Comments1: UNITS 207, 208 & 210					
PR	_____	AM 049-PLR PLUMBING - ROUGH				03/20/2025	
		Comments1: UNITS 207-213					
BC	_____	AM 050-RFR ROUGH FRAMING RESCHECK SF					03/20/2025
		Comments1: UNITS 211-213					
BC	_____	AM 051-RMC ROUGH MECHANICAL					03/20/2025
		Comments1: UNITS 211-213					
BC	_____	AM 052-REL ROUGH ELECTRICAL					03/20/2025
		Comments1: UNITS 211-213					
BC	_____	AM 053-INS INSULATION					03/21/2025
		Comments1: UNITS 111,112,113,114,115,116,118					
BC	_____	054-RFR ROUGH FRAMING RESCHECK SF					03/24/2025
		Comments1: UNITS 214-218					
BC	_____	055-RMC ROUGH MECHANICAL					03/24/2025
		Comments1: UNITS 214-218					
BF	_____	AM 056-INS INSULATION					03/27/2025
		Comments1: units 201-206 JIM 708-238-5391					
BC	_____	AM 057-INS INSULATION					03/28/2025
		Comments1: UNITS 208-218					
BC	_____	AM 059-RFR ROUGH FRAMING RESCHECK SF				03/31/2025	
		Comments1: 1ST FLOOR CORRIDOR - JIM 708-238-5391					
BC	_____	AM 060-RMC ROUGH MECHANICAL				03/31/2025	
		Comments1: 1ST FLOOR CORRIDOR JIM 708-238-5391					
BC	_____	AM 061-REL ROUGH ELECTRICAL				03/31/2025	
		Comments1: 1ST FLOOR CORRIDOR JIM 708-238-5391					
PR	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20240275	2065 DUNBAR CT	92		03/10/2025
		Comments1: BASEMENT-- BERNARDO 630-207-2912					
PR	_____	AM 002-REL ROUGH ELECTRICAL					03/10/2025
PR	_____	AM 003-RMC ROUGH MECHANICAL					03/10/2025
PR	_____	AM 004-PLR PLUMBING - ROUGH					03/10/2025

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	018-INS INSULATION	20240574	2166 HENNING LN	338		03/03/2025
GH	_____ AM	007-BSM BASEMENT FLOOR	20240576	2176 HENNING LN	340		03/21/2025
	Comments1: ALLADIN						
GH	_____ AM	008-GAR GARAGE FLOOR					03/21/2025
	Comments1: ALADDIN NOT READY						
BC	_____ AM	009-GAR GARAGE FLOOR					03/28/2025
	Comments1: ALLADIN 815-467-4700						
GH	_____ AM	008-GPL GREEN PLATE INSPECTION	20240577	2186 HENNING LN	342		03/12/2025
	Comments1: ALADDIN						
GH	14:00	012-FIN FINAL INSPECTION	20240609	2881 ALDEN AVE	293		03/11/2025
	Comments1: VINCE - 630-461-9708						
GH	14:00	013-FMC FINAL MECHANICAL					03/11/2025
	Comments1: VINCE 630-461-9708						
GH	14:00	014-FEL FINAL ELECTRIC					03/11/2025
PBF	14:00	015-PLF PLUMBING - FINAL OSR READ					03/11/2025
	Comments1: VINCE - 630-461-9708						
BC	_____ AM	009-FIN FINAL INSPECTION	20240639	551 BISCAYNE CT	2010		03/28/2025
	Comments1: SHARON - 630-824-1967						
PR	_____	001-FTG FOOTING	20241042	2820 BEECHER RD			03/24/2025
	Comments1: MARIO						
PR	13:00	002-OCC OCCUPANCY INSPECTION	20241050	104 E SCHOOLHOUSE RD			03/07/2025
	Comments1: KHARISMA						
BKF	13:00	003-OCC OCCUPANCY INSPECTION				03/07/2025	
BF	_____ AM	001-FIN FINAL INSPECTION	20241083	1421 N BRIDGE ST			03/06/2025
	Comments1: CIRCLE K -- HVAC -- ROOF TOP--JOSEPH 708						
	Comments2: -774-1430 ***PLEASE DO FIRST****						
BF	_____ AM	001-FIN FINAL INSPECTION	20241084	2001 S BRIDGE ST			03/06/2025
	Comments1: CIRCLE K -- ROOF TOP HVAC -- JOSEPH 708						
	Comments2: -774-1430						
PBF	_____	001-ESW SEWER / WATER	20241085	2176 HENNING LN	340		03/07/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ PM	004-REL ROUGH ELECTRICAL	20241201	1220 GILLESPIE LN	414		03/07/2025
	Comments1: JENNIFER - 630-365- 7229 PASSED AS NOTED						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 005-RMC ROUGH MECHANICAL					03/07/2025
		Comments1: JENNIFER - 630-365-7229					
GH	_____	PM 006-RFR ROUGH FRAMING RESCHECK SF					03/07/2025
PBF	_____	PM 007-PLR PLUMBING - ROUGH					03/07/2025
		Comments1: JEN 630-365-7229 JENN@ABBYPROPERTIES.L					
		Comments2: LC					
GH	_____	AM 008-INS INSULATION					03/10/2025
		Comments1: JEN 630-365-7229					
GH	_____	PM 004-RFR ROUGH FRAMING RESCHECK SF	20241202	1218 GILLESPIE LN	413		03/11/2025
		Comments1: ABEL					
GH	_____	PM 005-REL ROUGH ELECTRICAL					03/11/2025
GH	_____	PM 006-RMC ROUGH MECHANICAL					03/11/2025
PBF	_____	PM 007-PLR PLUMBING - ROUGH				03/11/2025	
		Comments1: JENN@ABBYPROPERTIESLLC -- 630-273-2528					
GH	_____	PM 008-INS INSULATION					03/12/2025
		Comments1: ABEL					
BF	_____	PM 004-RFR ROUGH FRAMING RESCHECK SF	20241203	1216 GILLESPIE LN	412		03/14/2025
		Comments1: ABELJR@ABBYPROPERTIES.LLC -- 630-273-25					
		Comments2: 28					
BF	_____	PM 005-REL ROUGH ELECTRICAL					03/14/2025
BF	_____	PM 006-RMC ROUGH MECHANICAL					03/14/2025
PBF	_____	PM 007-PLR PLUMBING - ROUGH					03/14/2025
		Comments1: ABELJR@ABBYPROPERTIES.LLC 630-273-2528					
GH	_____	PM 008-INS INSULATION					03/17/2025
		Comments1: ABEL					
GH	_____	AM 004-RFR ROUGH FRAMING RESCHECK SF	20241204	1214 GILLESPIE LN	411		03/19/2025
		Comments1: ABELJR@ABBYPROPERTIES.LLC 630-273-2528					
GH	_____	AM 005-REL ROUGH ELECTRICAL					03/19/2025
		Comments1: GROUNDS NOT CONNECTED TO GROUND SCREW, N					
		Comments2: EED TO CHECK AT FINAL INSPECTION					
BF	_____	AM 006-RMC ROUGH MECHANICAL					03/19/2025

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 007-PLR PLUMBING - ROUGH					03/19/2025
	Comments1: ABELJR@ABBYPROPERTIES.LLC 630-273-2528						
GH	_____	PM 008-INS INSULATION					03/20/2025
	Comments1: ABEL						
BC	_____	PM 004-RFR ROUGH FRAMING RESCHECK SF	20241205	1212 GILLESPIE LN	410		03/25/2025
	Comments1: ABEL, JENN						
BC	_____	PM 005-REL ROUGH ELECTRICAL					03/25/2025
BC	_____	PM 006-RMC ROUGH MECHANICAL					03/25/2025
PBF	_____	PM 007-PLR PLUMBING - ROUGH					03/25/2025
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____	PM 008-INS INSULATION					03/26/2025
BF	_____	PM 004-RFR ROUGH FRAMING RESCHECK SF	20241206	1210 GILLESPIE LN	409		03/28/2025
	Comments1: ABEL						
BF	_____	PM 005-REL ROUGH ELECTRICAL					03/28/2025
BF	_____	PM 006-RMC ROUGH MECHANICAL					03/28/2025
PBF	_____	PM 007-PLR PLUMBING - ROUGH					03/28/2025
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____	PM 008-INS INSULATION				03/31/2025	
GH	_____	am 015-GAR GARAGE FLOOR	20241243	2857 OLD GLORY DR	241		03/05/2025
	Comments1: MW						
GH	_____	016-FIN FINAL INSPECTION					03/21/2025
	Comments1: JIM						
GH	_____	017-FEL FINAL ELECTRIC					03/21/2025
GH	_____	018-FMC FINAL MECHANICAL					03/21/2025
PR	_____	019-PLF PLUMBING - FINAL OSR READ					03/21/2025
	Comments1: JFLAHERT@NVRINC.COM 224-828-3245						
GS	_____	AM 020-EFL ENGINEERING FINAL SITE					03/21/2025
GH	_____	AM 016-GAR GARAGE FLOOR	20241244	2861 OLD GLORY DR	242		03/05/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	017-FIN FINAL INSPECTION					03/28/2025
	Comments1: JFLAHERT@NVRINC.COM -- 224-828-3245						
BF	_____	018-FEL FINAL ELECTRIC					03/28/2025
BF	_____	019-FMC FINAL MECHANICAL					03/28/2025
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					03/28/2025
	Comments1: JFLAHERT@NVRINC.COM -- 224-828-3245						
GS	_____	021-EFL ENGINEERING FINAL SITE					03/31/2025
	Comments1: OK TO TEMP						
GH	_____	016-FIN FINAL INSPECTION	20241304	3045 CONSTITUTION WAY	517		03/06/2025
	Comments1: JIM						
GH	_____	017-FEL FINAL ELECTRIC					03/06/2025
GH	_____	018-FMC FINAL MECHANICAL					03/06/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					03/06/2025
	Comments1: JIM 224-828-3245 -- JFLAHERT@NVRINC.COM						
GH	_____ AM	020-REI REINSPECTION					03/07/2025
	Comments1: ELECTRICAL JIM 224-828-3245						
BC	_____	013-INS INSULATION	20241306	312 TIMBER OAK LN	1		03/03/2025
	Comments1: TYRELL						
GH	09:00	014-GAR GARAGE FLOOR					03/10/2025
	Comments1: KEN - 630-546-0735						
GH	_____	010-GAR GARAGE FLOOR	20241308	800 BRISTOL AVE	1		03/07/2025
	Comments1: JOHN 630-5468057						
PR	_____	011-STP STOOPS					03/20/2025
	Comments1: CLAYTON						
PR	_____	005-BSM BASEMENT FLOOR	20241309	802 BRISTOL AVE	2		03/11/2025
PR	_____	006-PLU PLUMBING - UNDERSLAB					03/11/2025
PR	_____	007-GAR GARAGE FLOOR					03/20/2025
	Comments1: CLAYTON						
PR	_____	008-STP STOOPS					03/20/2025
GH	_____ PM	003-FIN FINAL INSPECTION	20241347	301 RYAN CT			03/06/2025
	Comments1: COVERED PATIO -- NANCY 630-398-1904						

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	11:00	001-FIN FINAL INSPECTION	20241354	901 FREEMONT ST		03/31/2025	
		Comments1: SIDING -- SHANNA 630-589-9033					
BF	_____	PM 002-FIN FINAL INSPECTION	20241377	1052 CANARY AVE	243		03/07/2025
		Comments1: ENERGY STORAGE SYSTEM -- DO THIS ONE FIR					
		Comments2: ST -- FRANK 224-237-8025					
BF	_____	PM 003-FEL FINAL ELECTRIC					03/07/2025
BC	_____	PM 004-RFR ROUGH FRAMING RESCHECK SF	20241383	421 NORWAY CIR	90		03/19/2025
		Comments1: MIKE 630-854-8617					
GH	_____	AM 014-GAR GARAGE FLOOR	20241384	2867 OLD GLORY DR	243		03/05/2025
		Comments1: MW					
GH	_____	AM 015-STP STOOPS					03/13/2025
		Comments1: REAR STOOP - MW					
GH	11:00	003-RFR ROUGH FRAMING RESCHECK SF	20241393	407 ADAMS ST			03/13/2025
		Comments1: IAN: 630-336-6529					
GH	11:00	004-REL ROUGH ELECTRICAL					03/13/2025
GH	11:00	005-RMC ROUGH MECHANICAL					03/13/2025
PR	_____	AM 006-PLR PLUMBING - ROUGH					03/13/2025
		Comments1: IAN 630-336-6529					
GH	_____	PM 007-REI REINSPECTION					03/17/2025
		Comments1: ROUGH FRAME					
GH	_____	PM 008-REI REINSPECTION					03/17/2025
		Comments1: ROUGH MECH					
BC	_____	PM 009-INS INSULATION					03/20/2025
		Comments1: ADAM 708-2433617					
BC	11:00	001-FIN FINAL INSPECTION	20241398	901 FREEMONT ST		03/31/2025	
		Comments1: FURNACE -- SHANNA					
BF	_____	AM 013-FIN FINAL INSPECTION	20241403	365 TIMBER OAK LN	33		03/26/2025
		Comments1: JASON					
BF	_____	AM 014-FEL FINAL ELECTRIC					03/26/2025
BF	_____	AM 015-FMC FINAL MECHANICAL					03/26/2025
PBF	_____	AM 016-PLF PLUMBING - FINAL OSR READ					03/26/2025
		Comments1: JJACOBS@RALLYHOMES.NET -- 630-632-7433					

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	017-EFL ENGINEERING FINAL SITE					03/26/2025
	Comments1: OK TO TEMP						
GH	_____ AM	015-GAR GARAGE FLOOR	20241404	525 TIMBER OAK LN	26		03/05/2025
	Comments1: M.W PASSED AS NOTED						
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241418	1408 SLATE CT	348		03/13/2025
	Comments1: CARRIE - 630-844-2553 X103						
PR	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20241421	482 OMAHA DR	83		03/19/2025
	Comments1: JIM 224-324-0813						
PR	_____ AM	002-REL ROUGH ELECTRICAL					03/19/2025
PR	_____ AM	003-RMC ROUGH MECHANICAL					03/19/2025
PR	_____ AM	004-PLR PLUMBING - ROUGH					03/19/2025
PR	_____ AM	005-INS INSULATION					03/26/2025
	Comments1: JIM						
GH	_____ PM	007-RFR ROUGH FRAMING RESCHECK SF	20241433	435 TIMBER OAK LN	31		03/05/2025
	Comments1: JASON 630-632-7433						
GH	_____ PM	008-RMC ROUGH MECHANICAL					03/05/2025
GH	_____ PM	009-REL ROUGH ELECTRICAL					03/05/2025
PBF	_____ PM	010-PLR PLUMBING - ROUGH					03/05/2025
	Comments1: JJACOBS@RALLYHOMES.NET JASON - 630-63						
	Comments2: 2-7433						
GH	10:00	011-INS INSULATION					03/10/2025
	Comments1: JASON 630-632-7433						
GH	_____ AM	012-REI REINSPECTION					03/10/2025
	Comments1: FRAMING						
GH	_____ AM	013-GAR GARAGE FLOOR					03/14/2025
	Comments1: KARINA						
GH	_____ AM	014-STP STOOPS					03/12/2025
	Comments1: FRONT - KARINA - 815-839-8175						
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20241437	2469 CATALPA TR	173		03/21/2025
	Comments1: RYAN 309-883-9904						
BC	_____ AM	002-REL ROUGH ELECTRICAL					03/21/2025

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 003-RMC ROUGH MECHANICAL					03/21/2025
GH	_____	AM 015-FIN FINAL INSPECTION	20241440	2690 BIG GROVE CIR	86		03/21/2025
	Comments1: KALIN 630-927-2807						
PR	_____	AM 016-PLF PLUMBING - FINAL OSR READ				03/21/2025	
	Comments1: KTELLEZ@NVRINC.COM KALIN: 630-927-2807						
GH	_____	AM 017-FEL FINAL ELECTRIC					03/21/2025
GH	_____	AM 018-FMC FINAL MECHANICAL					03/21/2025
GS	_____	AM 019-EFL ENGINEERING FINAL SITE					03/21/2025
	Comments1: TEMP						
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20241441	2692 BIG GROVE CIR	87		03/06/2025
	Comments1: KALIN						
GH	_____	010-REL ROUGH ELECTRICAL					03/06/2025
GH	_____	011-RMC ROUGH MECHANICAL					03/06/2025
PBF	_____	012-PLR PLUMBING - ROUGH					03/06/2025
	Comments1: KTELLEZ@NVRINC.COM						
GH	_____	013-INS INSULATION					03/10/2025
	Comments1: KALIN						
GH	_____	AM 014-GAR GARAGE FLOOR					03/07/2025
	Comments1: KARINA 815-839-8175						
GH	_____	AM 015-STP STOOPS					03/07/2025
	Comments1: KARINA 815-839-8175 FRONT ONLY						
PR	_____	009-WAT WATER	20241491	2823 CRYDER WAY	481		03/14/2025
PR	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF					03/21/2025
	Comments1: REMY						
PR	_____	AM 011-PLR PLUMBING - ROUGH					03/21/2025
PR	_____	AM 012-REL ROUGH ELECTRICAL					03/21/2025
PR	_____	AM 013-RMC ROUGH MECHANICAL					03/21/2025
PR	_____	014-SEW SEWER INSPECTION					03/14/2025
GH	_____	AM 015-GAR GARAGE FLOOR					03/20/2025
	Comments1: JESSICA						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 016-INS INSULATION					03/25/2025
	Comments1: LATE AM -- JESSICA						
BC	_____	AM 002-FIN FINAL INSPECTION	20241513	1189 WALSH DR	125		03/21/2025
	Comments1: ENERGY STORAGE SYSTEM -- THOMAS 224-645						
	Comments2: -4871						
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20241517	2874 MCLELLAN BLVD	459		03/06/2025
	Comments1: JIM						
GH	_____	010-REL ROUGH ELECTRICAL					03/06/2025
GH	_____	011-RMC ROUGH MECHANICAL					03/06/2025
PBF	_____	012-PLR PLUMBING - ROUGH					03/06/2025
	Comments1: JIM 224-828-3245 -- JFLAHERT@NVRINC.COM						
GH	_____	013-INS INSULATION					03/10/2025
	Comments1: JIM						
GH	_____	AM 014-GAR GARAGE FLOOR					03/13/2025
	Comments1: KARINA 815-839-8175						
GH	_____	AM 008-STP STOOPS	20241518	2851 CRYDER WAY	477		03/07/2025
	Comments1: FRONT & REAR -- MW						
GH	_____	AM 009-GAR GARAGE FLOOR				03/19/2025	
	Comments1: MW						
GH	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF					03/19/2025
	Comments1: JIM						
GH	_____	PM 011-REL ROUGH ELECTRICAL					03/19/2025
GH	_____	PM 012-RMC ROUGH MECHANICAL					03/19/2025
	Comments1: PASSED AS NOTED						
PBF	_____	013-PLR PLUMBING - ROUGH					03/19/2025
	Comments1: JFLAHERT@NVRINC.COM 224-828-3245						
GH	_____	014-INS INSULATION					03/21/2025
	Comments1: JIM						
PR	_____	AM 015-GAR GARAGE FLOOR					03/26/2025
	Comments1: MW						
PR	_____	AM 006-FIN FINAL INSPECTION	20241536	2719 POTTER CT	141		03/05/2025
	Comments1: VICTOR -- 773-876-2605						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____ AM	007-FEL FINAL ELECTRIC					03/05/2025
PR	_____ AM	008-FMC FINAL MECHANICAL					03/05/2025
PR	_____ AM	009-PLF PLUMBING - FINAL OSR READ					03/05/2025
GH	_____	016-PHD POST HOLE - DECK	20241541	2631 SUTHERLAND CT	36		03/14/2025
PR	12:00	005-ESW SEWER / WATER	20241542	862 HAYDEN DR	59		03/06/2025
	Comments1: REMY						
PR	12:00	006-PLU PLUMBING - UNDERSLAB					03/11/2025
GH	10:00	007-BSM BASEMENT FLOOR					03/14/2025
	Comments1: JESSICA						
GH	_____	008-STP STOOPS					03/14/2025
	Comments1: FRONT AND REAR						
PR	_____	009-ESW SEWER / WATER					03/14/2025
GH	08:30	010-ROF ROOF UNDERLAYMENT ICE & W					03/19/2025
	Comments1: JESSICA						
BC	_____ AM	011-ELS ELECTRIC SERVICE					03/20/2025
	Comments1: JESSICA						
BC	_____ AM	012-GAR GARAGE FLOOR					03/20/2025
PBF	_____ AM	004-PLU PLUMBING - UNDERSLAB	20241545	545 TIMBER OAK LN	25		03/03/2025
	Comments1: JJACOBS@RALLYHOMES.NET						
PBF	_____	005-REI REINSPECTION					03/10/2025
	Comments1: UNDERGROUND PLUMBING -- JJACOBS@RALLYHOM						
	Comments2: ES.NET						
GH	_____ AM	006-BSM BASEMENT FLOOR					03/12/2025
	Comments1: MW						
GH	_____ AM	007-GAR GARAGE FLOOR					03/12/2025
	Comments1: MW						
GH	_____ AM	008-STP STOOPS					03/14/2025
	Comments1: FRONT -- MW						
GH	_____ AM	009-PHD POST HOLE - DECK					03/14/2025
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20241553	2694 BIG GROVE CIR	88		03/07/2025
	Comments1: AMEEKS@NVRINC.COM						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 007-RFR ROUGH FRAMING RESCHECK SF					03/10/2025
	Comments1: DECK -- ANDREW						
GH	_____	AM 008-BSM BASEMENT FLOOR					03/13/2025
	Comments1: MW						
GH	_____	AM 009-STP STOOPS					03/20/2025
	Comments1: MW FRONT						
GH	_____	AM 010-GAR GARAGE FLOOR					03/20/2025
	Comments1: MW						
BF	_____	011-RFR ROUGH FRAMING RESCHECK SF					03/27/2025
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM **						
	Comments2: ***ACCESS FROM HOUSE TO ATTIC GARAGE						
BF	_____	012-REL ROUGH ELECTRICAL					03/27/2025
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
BF	_____	013-RMC ROUGH MECHANICAL					03/27/2025
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
PBF	_____	014-PLR PLUMBING - ROUGH					03/27/2025
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
BC	_____	AM 015-INS INSULATION				03/31/2025	
	Comments1: KALIN 630-927-2807						
PR	_____	AM 005-FIN FINAL INSPECTION	20241560	401 HEUSTIS ST			03/03/2025
	Comments1: CLEAN EDGE						
PR	_____	AM 006-FEL FINAL ELECTRIC					03/03/2025
PR	_____	AM 007-FMC FINAL MECHANICAL					03/03/2025
PR	_____	AM 008-PLF PLUMBING - FINAL OSR READ					03/03/2025
PBF	_____	010-PLR PLUMBING - ROUGH	20241563	2845 MCLELLAN BLVD	482		03/03/2025
	Comments1: JIM - 224-828-3245 JFLAHERT@NVRINC.COM						
GH	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF					03/03/2025
	Comments1: JIM 224-828-3245						
GH	_____	AM 012-REL ROUGH ELECTRICAL					03/03/2025
GH	_____	AM 013-RMC ROUGH MECHANICAL					03/03/2025
GH	_____	014-INS INSULATION					03/05/2025
	Comments1: ALSO CHECK -- HVAC FROM RMC -- JIM						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	016-GAR GARAGE FLOOR					03/24/2025
	Comments1: MW						
GH	_____	AM 008-RFR ROUGH FRAMING RESCHECK SF	20241564	2868 MCLELLAN BLVD	458		03/12/2025
	Comments1: DECK -- JIM						
GH	_____	AM 009-STP STOOPS					03/13/2025
	Comments1: FRONT STOOP - MW						
GH	_____	AM 010-GAR GARAGE FLOOR					03/20/2025
	Comments1: MW						
BF	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF					03/27/2025
	Comments1: JIM 224-828-3245 JFLAHERT@NVRINC.COM						
BF	_____	AM 012-RMC ROUGH MECHANICAL					03/27/2025
	Comments1: JIM 224-828-3245 JFLAHERT@NVRINC.COM						
BF	_____	AM 013-REL ROUGH ELECTRICAL					03/27/2025
	Comments1: JIM 224-828-3245 JFLAHERT@NVRINC.COM						
PBF	_____	AM 014-PLR PLUMBING - ROUGH					03/27/2025
	Comments1: JIM 224-828-3245 JFLAHERT@NVRINC.COM						
GH	_____	015-INS INSULATION					03/31/2025
	Comments1: JIM						
GH	_____	AM 002-FOU FOUNDATION	20241565	2626 SUTHERLAND CT	32		03/04/2025
	Comments1: MW						
GH	_____	PM 003-BKF BACKFILL					03/11/2025
	Comments1: MW						
PR	_____	004-WAT WATER					03/12/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	PM 005-BG BASEMENT AND GARAGE FLOOR					03/14/2025
	Comments1: MW						
GH	_____	006-GPL GREEN PLATE INSPECTION					03/18/2025
	Comments1: KALIN/RYAN						
BC	_____	AM 007-STP STOOPS					03/28/2025
	Comments1: FRONT - MW						
BF	_____	PM 002-FIN FINAL INSPECTION	20241567	2022 INGEMUNSON LN	140		03/07/2025
	Comments1: ENERGY STORAGE SYSTEM - FRANK 24-237-802						
	Comments2: 5						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 003-FEL FINAL ELECTRIC					03/07/2025
GH	_____	PM 001-FTG FOOTING	20241577	2669 BIG GROVE CIR	92		03/13/2025
	Comments1: MW						
GH	_____	AM 002-FOU FOUNDATION					03/17/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					03/25/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
BC	_____	AM 004-BKF BACKFILL					03/24/2025
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					03/25/2025
	Comments1: AMEEKS@NVRINC.COM						
BC	_____	PM 006-BSM BASEMENT FLOOR					03/28/2025
	Comments1: MW						
BC	_____	PM 007-GAR GARAGE FLOOR					03/28/2025
	Comments1: MW						
GH	_____	AM 005-GPL GREEN PLATE INSPECTION	20241578	2660 BIG GROVE CIR	71		03/03/2025
	Comments1: KALIN						
PBF	_____	006-PLU PLUMBING - UNDERSLAB					03/10/2025
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	AM 007-BSM BASEMENT FLOOR					03/11/2025
	Comments1: MW						
BC	_____	AM 008-RFR ROUGH FRAMING RESCHECK SF					03/19/2025
	Comments1: DECK -- KALIN						
BF	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF				03/28/2025	
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
BF	_____	AM 010-RMC ROUGH MECHANICAL				03/28/2025	
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
BF	_____	AM 011-REL ROUGH ELECTRICAL				03/28/2025	
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
PBF	_____	AM 012-PLR PLUMBING - ROUGH					03/28/2025
	Comments1: KALIN 630-927-2807 KTELLEZ@NVRINC.COM						
BC	_____	PM 014-GAR GARAGE FLOOR					03/28/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	015-STP STOOPS					03/28/2025
	Comments1: FRONT STOOP - MW						
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241581	607 HEUSTIS ST	4		03/17/2025
	Comments1: brian: 224-612-3718						
GH	_____ AM	001-FIN FINAL INSPECTION	20241588	1411 COTTONWOOD TR	45		03/31/2025
	Comments1: SARAH MCKAY - 773-519-7797						
PR	_____	002-RFR ROUGH FRAMING RESCHECK SF	20241590	4000 N BRIDGE ST			03/06/2025
PR	_____	003-REL ROUGH ELECTRICAL					03/06/2025
PR	_____	004-RMC ROUGH MECHANICAL					03/06/2025
PR	_____	005-PLR PLUMBING - ROUGH					03/06/2025
PR	_____	002-RFR ROUGH FRAMING RESCHECK SF	20241591	4000 N BRIDGE ST			03/06/2025
PR	_____	003-REL ROUGH ELECTRICAL					03/06/2025
PR	_____	004-RMC ROUGH MECHANICAL					03/06/2025
PR	_____	005-PLR PLUMBING - ROUGH					03/06/2025
PR	_____	002-RFR ROUGH FRAMING RESCHECK SF	20241592	4000 N BRIDGE ST			03/06/2025
PR	_____	003-REL ROUGH ELECTRICAL					03/06/2025
PR	_____	004-RMC ROUGH MECHANICAL					03/06/2025
PR	_____	005-PLR PLUMBING - ROUGH					03/06/2025
PR	_____ PM	007-FIN FINAL INSPECTION	20241599	2387 FAIRFIELD AVE	494		03/18/2025
	Comments1: VICTOR						
PR	_____ PM	008-FEL FINAL ELECTRIC					03/18/2025
PR	_____ PM	009-FMC FINAL MECHANICAL					03/18/2025
PR	_____ PM	010-PLF PLUMBING - FINAL OSR READ					03/18/2025
GH	_____	001-FTG FOOTING	20241600	785 TIMBER OAK LN	9		03/19/2025
	Comments1: MW						
PR	_____ AM	002-FOU FOUNDATION					03/26/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ PM	001-FTG FOOTING	20241601	2664 BIG GROVE CIR	73		03/20/2025
	Comments1: MW						
BC	11:30	002-FOU FOUNDATION					03/24/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					03/27/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	005-INS INSULATION	20250004	601 ASHWORTH LN	514		03/11/2025
	Comments1: VICTOR						
BC	_____ AM	001-FIN FINAL INSPECTION	20250005	3096 GRANDE TR	549		03/18/2025
	Comments1: NICK - 773-319-8320 EVS						
BC	_____ AM	002-REI REINSPECTION	20250006	1122 GRACE DR	100		03/03/2025
	Comments1: FRAMING ALAN - 630-385-2881						
BC	_____ AM	003-REL ROUGH ELECTRICAL					03/03/2025
BC	_____ AM	004-RMC ROUGH MECHANICAL					03/03/2025
PR	_____ AM	005-PLR PLUMBING - ROUGH					03/03/2025
	Comments1: ALAN - 630-385-2881						
PR	_____	001-RFR ROUGH FRAMING RESCHECK SF	20250007	129 COMMERCIAL DR	1		03/13/2025
	Comments1: 1ST FLOOR						
PR	_____	002-REL ROUGH ELECTRICAL					03/13/2025
PR	_____	003-RMC ROUGH MECHANICAL					03/13/2025
PR	_____	004-PLR PLUMBING - ROUGH					03/13/2025
PR	_____	005-RFR ROUGH FRAMING RESCHECK SF					03/21/2025
	Comments1: 2ND FLOOR						
PR	_____	006-REL ROUGH ELECTRICAL					03/21/2025
PR	_____	007-RMC ROUGH MECHANICAL					03/21/2025
PR	_____	008-PLR PLUMBING - ROUGH					03/21/2025
BF	_____ AM	001-FIN FINAL INSPECTION	20250008	3137 MATLOCK DR	653		03/14/2025
	Comments1: SOLAR - PEDRO 815-342-5187 SHENAROZON@SU						
	Comments2: NRISESOLAR-IL.COM						
BF	_____ AM	002-FEL FINAL ELECTRIC					03/14/2025

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	001-FIN FINAL INSPECTION	20250009	405 BRUELL ST			03/17/2025
	Comments1: BRETT - 815-786-3100						
GH	_____ AM	001-FTG FOOTING	20250012	2633 SUTHERLAND CT	35		03/07/2025
	Comments1: MW						
GH	_____ PM	002-FOU FOUNDATION					03/11/2025
	Comments1: MW						
PR	_____ AM	003-PLU PLUMBING - UNDERSLAB					03/13/2025
	Comments1: ANDREW 331-431-7342 AMEEKS@NVRINC.COM						
PBF	_____	004-WAT WATER					03/17/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	005-BKF BACKFILL					03/14/2025
	Comments1: MW						
GH	_____ AM	006-BSM BASEMENT FLOOR					03/21/2025
	Comments1: MW TAPE AROUND 2 LOLLY COLUMNS						
GH	_____ AM	007-GAR GARAGE FLOOR					03/21/2025
	Comments1: MW						
PBF	_____	008-PLU PLUMBING - UNDERSLAB					03/25/2025
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	005-GPL GREEN PLATE INSPECTION	20250013	2841 CRYDER WAY	479		03/03/2025
PBF	_____	006-PLU PLUMBING - UNDERSLAB					03/10/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____ AM	007-BSM BASEMENT FLOOR					03/13/2025
	Comments1: KARINA 815-839-8175						
BC	_____	008-GAR GARAGE FLOOR					03/24/2025
BC	_____	009-STP STOOPS					03/24/2025
	Comments1: FR & R						
BC	_____ AM	001-FTG FOOTING	20250014	2884 ROOD STREET	305		03/04/2025
	Comments1: KARINA- 815-839-8175						
GH	08:30	003-FOU FOUNDATION					03/07/2025
	Comments1: KARINA 815-839-8175						
PBF	_____	004-WAT WATER					03/11/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 005-BKF BACKFILL					03/14/2025
	Comments1: MW						
PBF	_____	006-PLU PLUMBING - UNDERSLAB					03/18/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	AM 007-BSM BASEMENT FLOOR					03/19/2025
	Comments1: MW						
GH	_____	AM 008-GAR GARAGE FLOOR					03/19/2025
	Comments1: NOT READY						
GH	_____	AM 009-GAR GARAGE FLOOR					03/20/2025
	Comments1: MW						
BC	_____	AM 010-GPL GREEN PLATE INSPECTION					03/24/2025
	Comments1: JIM 2248283245						
GH	_____	AM 004-RFR ROUGH FRAMING RESCHECK SF	20250018	2881 OLD GLORY DR	245		03/11/2025
GH	_____	AM 005-REL ROUGH ELECTRICAL					03/11/2025
PBF	_____	AM 006-PLR PLUMBING - ROUGH				03/11/2025	
	Comments1: KYLE: 630-703-8490						
GH	_____	AM 007-RMC ROUGH MECHANICAL					03/11/2025
	Comments1: RECOMMEND INSULATION DRYER DUCT RUNNING						
	Comments2: THROUGH GARAGE						
GH	_____	PM 008-INS INSULATION					03/12/2025
	Comments1: AFTER 11:00AM						
GH	_____	PM 009-INS INSULATION					03/17/2025
GH	_____	PM 010-REL ROUGH ELECTRICAL					03/17/2025
BF	_____	AM 001-FTG FOOTING	20250019	2625 SUTHERLAND CT	39		03/27/2025
	Comments1: MW						
GH	_____	AM 002-FOU FOUNDATION					03/31/2025
	Comments1: MW - LATE AM						
PBF	_____	003-WAT WATER	20250020	2857 CRYDER WAY	476		03/06/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	AM 004-BKF BACKFILL					03/07/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-PLU PLUMBING - UNDERSLAB					03/12/2025
	Comments1: JIM						
GH	_____	AM 006-BSM BASEMENT FLOOR					03/13/2025
	Comments1: MW						
GH	_____	007-GAR GARAGE FLOOR					03/13/2025
	Comments1: MW						
BC	_____	008-GPL GREEN PLATE INSPECTION					03/17/2025
	Comments1: JIM						
GH	_____	AM 001-FTG FOOTING	20250021	2853 OLD GLORY DRIVE	240		03/11/2025
	Comments1: MW REFER TO SOIL REPORT FOR UNDERCUT ARE						
	Comments2: A						
GH	12:00	002-FOU FOUNDATION					03/12/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					03/18/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	AM 004-BKF BACKFILL					03/19/2025
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					03/25/2025
	Comments1: JFLAHERT@NVRINC.COM						
PR	_____	006-BG BASEMENT AND GARAGE FLOOR					03/26/2025
	Comments1: MW						
GH	_____	007-GPL GREEN PLATE INSPECTION					03/31/2025
	Comments1: JIM						
GH	10:00	001-PHF POST HOLE - FENCE	20250024	507 MADISON CT			03/11/2025
	Comments1: CANDACE 630-406-8410 X 220						
GH	_____	002-FIN FINAL INSPECTION					03/13/2025
	Comments1: CAN COME ANYTIME - JENNIFER 630-301-959						
	Comments2: 9						
GH	_____	PM 001-FTG FOOTING	20250039	2847 CRYDER WAY	478		03/18/2025
	Comments1: KARINA 815-839-8175						
GH	_____	PM 002-FOU FOUNDATION					03/21/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					03/27/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	004-BKF BACKFILL					03/27/2025
	Comments1: MW						
GH	_____	001-FIN FINAL INSPECTION	20250043	54 W COUNTRYSIDE PKWY	0		03/10/2025
	Comments1: SIGN						
GH	_____	001-FIN FINAL INSPECTION	20250045	NWC CORNEILS & ROUTE 47			03/10/2025
	Comments1: SIGN -- VINCE 630-999-1616						
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250050	441 WINDETT RIDGE RD	61		03/12/2025
	Comments1: CARRIE - 630-844-2553 X 103						
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20250061	557 MANCHESTER LN	396		03/24/2025
	Comments1: Ryan: 630-849-6813						
PBF	_____ AM	002-PLR PLUMBING - ROUGH					03/25/2025
	Comments1: RYAN: 630-849-6813						
BC	_____	003-REL ROUGH ELECTRICAL					03/24/2025
BF	_____ AM	004-RMC ROUGH MECHANICAL					03/27/2025
	Comments1: BASEMENT -- ryan: 630-849-6813						
BF	_____ AM	005-INS INSULATION					03/27/2025
	Comments1: RYAN: 630-849-6813						
BC	_____ AM	001-FTG FOOTING	20250068	2092 SQUIRE CIR	178		03/25/2025
	Comments1: MW						
PR	_____ AM	002-FOU FOUNDATION					03/26/2025
	Comments1: MW						
PR	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20250071	2684 PATRIOT CT	221		03/11/2025
	Comments1: BASEMENT -- JIM 224-324-0813						
PR	_____ AM	002-REL ROUGH ELECTRICAL					03/11/2025
PR	_____ AM	003-RMC ROUGH MECHANICAL					03/11/2025
PR	_____ AM	004-PLR PLUMBING - ROUGH					03/11/2025
BC	_____ PM	005-INS INSULATION					03/17/2025
	Comments1: JIM 224-324-0813						
BC	_____ PM	001-FIN FINAL INSPECTION	20250072	4542 HALFMOON DR A	359		03/03/2025
	Comments1: CLARENCE - 630-449-8666 - WATER HEATER						
BC	13:00	001-OCC OCCUPANCY INSPECTION	20250074	219 S. BRIDGE ST.		03/04/2025	
	Comments1: OCCUPANCY - COMMERCIAL -						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BKF	13:00	002-OCC OCCUPANCY INSPECTION					03/04/2025
BC	13:00	003-OCC OCCUPANCY INSPECTION					03/20/2025
	Comments1: EARL - 816-876-6045						
GH	_____ PM	002-FIN FINAL INSPECTION	20250085	3244 PINEWOOD DR	39		03/18/2025
	Comments1: 815-836-8731						
PR	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20250087	201 W HYDRAULIC ST			03/13/2025
	Comments1: MIKE 630-917-4584						
PR	_____ AM	002-REL ROUGH ELECTRICAL					03/13/2025
PR	_____ AM	003-RMC ROUGH MECHANICAL					03/13/2025
PR	_____ AM	004-PLR PLUMBING - ROUGH					03/13/2025
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250089	106 APPLETREE CT			03/18/2025
	Comments1: MARK 630-329-0344						
GH	14:30	001-PHF POST HOLE - FENCE	20250108	472 BISCAYNE LN	2016		03/10/2025
	Comments1: CLASSIC						
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250110	359 SUTTON ST.			03/17/2025
	Comments1: brian - 224-612-3718						
GH	10:00	002-ROF ROOF UNDERLAYMENT ICE & W					03/18/2025
	Comments1: PARTIAL -- LAURA 630-200-7589						
GH	11:00	001-PHF POST HOLE - FENCE	20250118	2793 BERRYWOOD LN	795		03/14/2025
	Comments1: KRIS - 815-834-1200						
BC	10:00	001-FTG FOOTING	20250119	2811 CRYDER WAY	454		03/28/2025
	Comments1: REMY						
GH	11:00	001-PHF POST HOLE - FENCE	20250120	506 WALSH CT	1		03/07/2025
	Comments1: JENNY 630-551-3400						
GH	11:00	001-PHF POST HOLE - FENCE	20250121	1815 COUNTRY HILLS DR	136		03/14/2025
	Comments1: TONY 630-406-8410 X 212						
GH	10:30	001-PHF POST HOLE - FENCE	20250133	432 BISCAYNE LN	2018		03/18/2025
	Comments1: TINA 815-836-8731						
BC	_____ AM	002-FIN FINAL INSPECTION					03/19/2025
	Comments1: LEE 815403-8820						
PR	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20250138	4475 E MILLBROOK CIR	231		03/11/2025
	Comments1: BASEMENT-- RICH 847-417-1971						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____ AM	002-REL ROUGH ELECTRICAL					03/11/2025
PR	_____ AM	003-RMC ROUGH MECHANICAL					03/11/2025
PR	_____ AM	004-PLR PLUMBING - ROUGH					03/11/2025
GH	08:30	001-PHF POST HOLE - FENCE	20250139	402 LIBERTY ST			03/10/2025
	Comments1: CHRIS 815-557-5375						
GH	08:00	001-PHF POST HOLE - FENCE	20250140	2466 WAVERLY CIR	238		03/13/2025
	Comments1: MIGUEL 630+701-0592						
BC	_____ PM	001-PHF POST HOLE - FENCE	20250145	938 PURCELL ST	82		03/18/2025
	Comments1: CARLA - 815-460-3449						
BC	11:30	001-PHF POST HOLE - FENCE	20250148	1307 WILLOW WAY	217		03/19/2025
	Comments1: JAZLYN 224-220-1042						
BC	_____ PM	002-FIN FINAL INSPECTION					03/24/2025
	Comments1: JAZLYN - 224-220-1042						
BC	11:30	001-PHF POST HOLE - FENCE	20250149	1961 SUNNY DELL CT	92		03/19/2025
BC	_____	002-FIN FINAL INSPECTION					03/24/2025
	Comments1: FENCE						
BC	08:00	001-PHF POST HOLE - FENCE	20250160	566 BLUESTEM DR	13		03/28/2025
	Comments1: JESUS 773-213-7225						
BC	_____ PM	001-PH POST HOLES / PILES	20250163	OUTLOT 9006	9006	03/31/2025	
	Comments1: NICK 847-529-4510						
GH	11:00	001-PHF POST HOLE - FENCE	20250164	411 BISCAYNE LN	1988		03/31/2025
	Comments1: SHERRY: 815-836-8731						
BC	_____	001-PHF POST HOLE - FENCE	20250190	2661 GOULD CT	64		03/21/2025
	Comments1: GINA 630-400-9529						
BC	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20250195	2211 NORTHLAND LN	98	03/31/2025	
	Comments1: TRAVIS - 630-688-4528						

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:

ADD	ADDITION	6
BDO	COMMERCIAL BUILD-OUT	8
BSM	BASEMENT REMODEL	41
CCO	COMMERCIAL OCCUPANCY PERMIT	5
COM	COMMERCIAL BUILDING	2
CRM	COMMERCIAL REMODEL	4
DCK	DECK	1
ESS	BATTERY ENERGY STORAGE SYSTEMS	5
EVS	ELECTRIC VEHICLE CHARGING STAT	1
FNC	FENCE	19
HVC	HVAC UNIT/S	2
IGP	IN-GROUND POOL	1
MF	MULTI-FAMILY (APARTMENT/CONDO)	30
MSC	MISCELLANEOUS	4
PTO	PATIO / PAVERS	2
REM	REMODEL	23
REP	REPAIR	7
ROF	ROOFING	5
RS	ROOFING & SIDING	1
SFA	SINGLE-FAMILY ATTACHED	30
SFD	SINGLE-FAMILY DETACHED	199
SGN	SIGN	3
SID	SIDING	1
SLF	SOLAR FARM	1
SOL	SOLAR PANELS	2
WHR	WATER HEATER REPLACEMENT	1
WIN	WINDOW REPLACEMENT	2

INSPECTION SUMMARY:

BG	BASEMENT AND GARAGE FLOOR	2
BKF	BACKFILL	7
BSM	BASEMENT FLOOR	11
EFL	ENGINEERING FINAL SITE	5
ELS	ELECTRIC SERVICE	1
ESW	SEWER / WATER	3
FEL	FINAL ELECTRIC	13
FIN	FINAL INSPECTION	32
FMC	FINAL MECHANICAL	10
FOU	FOUNDATION	10
FTG	FOOTING	13
GAR	GARAGE FLOOR	27
GPL	GREEN PLATE INSPECTION	7
INS	INSULATION	27
OCC	OCCUPANCY INSPECTION	5
PH	POST HOLES / PILES	1
PHD	POST HOLE - DECK	2
PHF	POST HOLE - FENCE	14
PLF	PLUMBING - FINAL OSR READY	11

INSPECTIONS SCHEDULED FROM 03/01/2025 TO 03/31/2025

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
	PLR PLUMBING - ROUGH	33				
	PLU PLUMBING - UNDERSLAB	13				
	PTO PREPOUR BASE FOR PATIO	1				
	REI REINSPECTION	8				
	REL ROUGH ELECTRICAL	39				
	RFR ROUGH FRAMING RESCHECK SFD SFA	41				
	RMC ROUGH MECHANICAL	39				
	ROF ROOF UNDERLAYMENT ICE & WATER	7				
	SEW SEWER INSPECTION	1				
	STP STOOPS	14				
	WAT WATER	9				
INSPECTOR SUMMARY:	BC BOB CREADEUR	78				
	BF B&F INSPECTOR CODE SERVICE	40				
	BKF BRISTOL KENDALL FIRE DEPT	2				
	GH GINA HASTINGS	156				
	GS GEORGE STEFFENS	5				
	PBF PLUMBER	40				
	PR PETER RATOS	85				
STATUS SUMMARY:	A GH	1				
	A PR	3				
	C BC	10				
	C BF	6				
	C BKF	1				
	C GH	15				
	C PBF	1				
	C PR	12				
	I BC	68				
	I BF	34				
	I BKF	1				
	I GH	129				
	I GS	3				
	I PBF	38				
	I PR	68				
	T GH	11				
	T GS	2				
	T PBF	1				
	T PR	2				
REPORT SUMMARY:		406				

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	142-BKF BACKFILL	10000001	COUNTY INSPECTIONS	0		04/04/2025
	Comments1: 7161 IRONWOOD CT - YORKVILLE						
PR	_____	143-BSM BASEMENT FLOOR					04/04/2025
	Comments1: 11315 BRIGHTON OAKS DR						
PR	_____	144-FOU FOUNDATION					04/04/2025
	Comments1: 26 TIMBER RIDGE DR-YORKVILLE						
PR	_____	145-PLR PLUMBING - ROUGH					04/28/2025
	Comments1: 6005 WHITETAIL RIDGE DR						
BC	11:00	004-FOU FOUNDATION	20232333	107 E STAGECOACH TR	0		04/09/2025
	Comments1: CURTIS						
BC	_____	005-ELU ELECTRICAL - UNDERSLAB					04/09/2025
	Comments1: PHIL 815-666-9683						
BC	12:00	006-FTG FOOTING					04/11/2025
	Comments1: CURTIS 630-514-2190						
PR	_____	007-MIS MISCELLANEOUS					04/11/2025
	Comments1: WATER RISER						
PR	10:00	008-PLU PLUMBING - UNDERSLAB					04/14/2025
	Comments1: PHIL: 815-666-9683						
BC	23:30	009-FTG FOOTING					04/15/2025
	Comments1: CURTIS 630-514-2190						
BC	_____	010-FTG FOOTING					04/16/2025
	Comments1: DUMPSTER PAD						
GS	_____	033-EFL ENGINEERING FINAL SITE	20240003	2810 CRYDER WAY	453		04/04/2025
GS	_____	021-EFL ENGINEERING FINAL SITE	20240117	2911 CRYDER WAY	469		04/16/2025
	Comments1: CANNOT KEY BBOX - NEED TO REI FOR TEMP						
GH	_____	022-FIN FINAL INSPECTION					04/16/2025
	Comments1: ALADDIN						
GH	_____	023-FEL FINAL ELECTRIC					04/16/2025
GH	_____	024-FMC FINAL MECHANICAL					04/16/2025
PBF	_____	025-PLF PLUMBING - FINAL OSR READ					04/16/2025
GH	23:00 AM	026-REI REINSPECTION					04/23/2025
	Comments1: REI FINAL FRAMING - ALADDIN						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	027-REI REINSPECTION					04/23/2025
	Comments1: FINAL ELECTRICAL - ALADDIN						
GS	_____	028-REI REINSPECTION					04/23/2025
	Comments1: PER GS OKAY TO TEMP						
GH	_____ AM	062-RFR ROUGH FRAMING RESCHECK SF	20240195	1536 SYCAMORE RD	2		04/02/2025
	Comments1: 2ND FLOOR CORRIDOR & 2ND FLOOR STORAGE						
GH	_____ AM	063-REL ROUGH ELECTRICAL					04/02/2025
	Comments1: 2ND FLOOR CORRIDOR						
GH	_____ AM	064-RMC ROUGH MECHANICAL					04/02/2025
	Comments1: 2ND FLOOR CORRIDOR						
PR	_____	065-PLR PLUMBING - ROUGH					04/07/2025
	Comments1: UNITS 301-308 -- JIM						
PR	_____	066-PLR PLUMBING - ROUGH					04/08/2025
	Comments1: UNITS 309-317 -- JIM						
GH	23:00 AM	067-RFR ROUGH FRAMING RESCHECK SF					04/15/2025
	Comments1: UNITS 301, 302, 303						
GH	23:00 AM	068-REL ROUGH ELECTRICAL					04/15/2025
	Comments1: UNITS 301, 302, 303						
GH	23:00 AM	069-RMC ROUGH MECHANICAL					04/15/2025
	Comments1: UNITS 301, 302, 303						
BC	23:00 AM	070-RFR ROUGH FRAMING RESCHECK SF					04/15/2025
	Comments1: UNITS 304, 305, 306						
BC	23:00 AM	071-REL ROUGH ELECTRICAL					04/15/2025
	Comments1: UNITS 304, 305, 305						
BC	23:00 AM	072-RMC ROUGH MECHANICAL					04/15/2025
	Comments1: UNITS 304, 305, 306						
GH	13:00 PM	073-INS INSULATION					04/21/2025
	Comments1: UNITS 301-306						
GH	23:00 AM	074-RMC ROUGH MECHANICAL					04/21/2025
	Comments1: 3 Units, 307-309 JIM 708-238-5391						
GH	23:00 AM	075-REL ROUGH ELECTRICAL					04/21/2025
	Comments1: 3 Units, 307-309						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00	AM 076-RFR ROUGH FRAMING RESCHECK SF					04/21/2025
		Comments1: 3 Units, 307-309					
GH	13:00	PM 077-RFR ROUGH FRAMING RESCHECK SF					04/21/2025
		Comments1: UNITS 310, 311, 312					
GH	23:00	PM 078-RMC ROUGH MECHANICAL					04/21/2025
		Comments1: UNITS 310, 311, 312					
GH	23:00	AM 079-REL ROUGH ELECTRICAL					04/21/2025
		Comments1: UNITS 310, 311, 312					
BC	23:00	AM 080-RFR ROUGH FRAMING RESCHECK SF					04/22/2025
		Comments1: 1ST FLOOR POSTAL ROOM, OFFICE AND COMMUN					
		Comments2: ITY ROOM					
BC	23:00	AM 081-RMC ROUGH MECHANICAL					04/22/2025
		Comments1: 1ST FLOOR POSTAL ROOM, OFFICE AND COMMUN					
		Comments2: ITY ROOM					
BC	23:00	AM 082-REL ROUGH ELECTRICAL					04/22/2025
		Comments1: 1ST FLOOR POSTAL ROOM, OFFICE AND COMMUN					
		Comments2: ITY ROOM					
BC	23:00	AM 083-RFR ROUGH FRAMING RESCHECK SF					04/24/2025
		Comments1: 313-318					
BC	23:00	AM 084-REL ROUGH ELECTRICAL					04/24/2025
		Comments1: 313-318					
BC	23:00	AM 085-RMC ROUGH MECHANICAL					04/24/2025
		Comments1: 313-318					
GH	23:00	AM 086-INS INSULATION					04/25/2025
		Comments1: 307-312 AND STORAGE ROOM					
GH	23:00	AM 088-RFR ROUGH FRAMING RESCHECK SF					04/28/2025
		Comments1: TWO STAIRSWAYS X 3 STORIES & 3RD FLOOR C					
		Comments2: ORRIDOR					
GH	23:00	AM 089-REL ROUGH ELECTRICAL					04/28/2025
		Comments1: TWO STAIRSWAYS X 3 STORIES & 3RD FLOOR C					
		Comments2: ORRIDOR					
GH	23:00	AM 090-RMC ROUGH MECHANICAL					04/28/2024
		Comments1: TWO STAIRSWAYS X 3 STORIES & 3RD FLOOR C					
		Comments2: ORRIDOR					

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	091-INS INSULATION					04/30/2025
	Comments1: JIM -- UNITS 313-318						
GS	_____	024-EFL ENGINEERING FINAL SITE	20240308	2765 BERRYWOOD LN	788		04/09/2025
	Comments1: SEE NOTES						
BC	_____	003-REI REINSPECTION	20240460	722 OMAHA DR	46		04/30/2025
	Comments1: POOL -- MARCUS						
BC	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF	20240576	2176 HENNING LN	340		04/23/2025
	Comments1: ALLADIN -- SEE INSPECTION NOTES						
BC	13:00 PM	011-REL ROUGH ELECTRICAL					04/23/2025
BC	13:00 PM	012-RMC ROUGH MECHANICAL					04/23/2025
PBF	13:00 PM	013-PLR PLUMBING - ROUGH					04/23/2025
	Comments1: ALADDIN@MBHOMES.COM						
BC	13:00 PM	014-REI REINSPECTION					04/25/2025
	Comments1: ROUGH FRAMING						
BC	13:00 PM	015-REI REINSPECTION					04/25/2025
	Comments1: ROUGH ELECTRICAL						
GS	_____	023-EFL ENGINEERING FINAL SITE	20240629	3374 SEELEY CT	813		04/09/2025
	Comments1: SEE NOTES						
GS	_____	021-EFL ENGINEERING FINAL SITE	20240630	3384 SEELEY CT	812		04/09/2025
	Comments1: SEE NOTES						
GS	_____	022-EFL ENGINEERING FINAL SITE	20240631	2757 BERRYWOOD LN	786		04/09/2025
	Comments1: PROPERTY PINS						
GS	_____	022-EFL ENGINEERING FINAL SITE	20240632	2753 BERRYWOOD LN	785		04/09/2025
	Comments1: PROPERTY PINS						
GS	_____	023-EFL ENGINEERING FINAL SITE	20240707	452 BISCAYNE LN	2017		04/04/2025
	Comments1: TEMP TO FINAL						
GS	_____	025-EFL ENGINEERING FINAL SITE	20240708	512 BISCAYNE CT	2013		04/04/2025
	Comments1: TEMP TO FINAL						
GS	_____	024-EFL ENGINEERING FINAL SITE	20240791	4436 TAMPA DR	1974		04/23/2025
	Comments1: 4 CRACKED EDGES ON PUBLIC WALKS - FAILED						
	Comments2: PER GS						
GS	_____	023-REI REINSPECTION	20240792	552 BISCAYNE CT	2011		04/23/2025
	Comments1: TEMP TO FINAL -						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	014-PTO PREPOUR BASE FOR PATIO	20240845	328 POPLAR DR	93		04/21/2025
	Comments1: RSS						
BC	23:00 AM	015-WKS PUBLIC & SERVICE WALKS					04/21/2025
	Comments1: RSS						
PR	_____	003-UGE UNDERGROUND ELECTRIC	20240911	579 E KENDALL DR	1		04/16/2025
PR	_____	002-UGE UNDERGROUND ELECTRIC	20241042	2820 BEECHER RD	0		04/16/2025
PR	_____	003-FTG FOOTING					04/16/2025
GH	23:00 AM	022-WKS PUBLIC & SERVICE WALKS	20241117	3046 JETER ST	564		04/29/2025
	Comments1: MW						
GS	_____	025-EFL ENGINEERING FINAL SITE	20241119	492 BISCAYNE LN	2015		04/04/2025
	Comments1: TEMP TO FINAL						
BC	_____	009-ELS ELECTRIC SERVICE	20241201	1220 GILLESPIE LN	414		04/01/2025
BC	_____	009-ELS ELECTRIC SERVICE	20241202	1218 GILLESPIE LN	413		04/01/2025
BC	_____	009-ELS ELECTRIC SERVICE	20241203	1216 GILLESPIE LN	412		04/01/2025
BC	_____	009-ELS ELECTRIC SERVICE	20241204	1214 GILLESPIE LN	411		04/01/2025
BC	_____	009-ELS ELECTRIC SERVICE	20241205	1212 GILLESPIE LN	410		04/01/2025
BC	_____	009-ELS ELECTRIC SERVICE	20241206	1210 GILLESPIE LN	409		04/01/2025
GH	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20241226	2864 OLD GLORY DR	276		04/14/2025
	Comments1: MW						
GH	23:00 AM	018-WKS PUBLIC & SERVICE WALKS	20241227	3038 JETER ST	563		04/29/2025
	Comments1: MW						
GH	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20241228	2858 OLD GLORY DR	277		04/14/2025
	Comments1: MW						
GH	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20241243	2857 OLD GLORY DR	241		04/14/2025
	Comments1: MW						
GH	_____ AM	022-WKS PUBLIC & SERVICE WALKS	20241244	2861 OLD GLORY DR	242		04/14/2025
	Comments1: MW						
GH	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20241245	2848 OLD GLORY DR	279		04/14/2025
	Comments1: MW - REMOVE SIGN AT END OF PUBLIC WALK B						
	Comments2: EFORE POURING						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 020-WKS PUBLIC & SERVICE WALKS	20241246	2854 OLD GLORY DR	278		04/14/2025
	Comments1: MW						
PR	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241257	504 S MAIN ST	0		04/07/2025
	Comments1: EARLY -- BRIAN 815-922-9051						
PR	_____	AM 002-REL ROUGH ELECTRICAL					04/10/2025
	Comments1: 1ST FLR - PARTIAL 2ND						
PR	11:00	003-FTG FOOTING					04/10/2025
PR	_____	pm 004-BSM BASEMENT FLOOR					04/09/2025
PR	23:00	AM 005-FOU FOUNDATION					04/15/2025
PR	23:00	AM 006-RFR ROUGH FRAMING RESCHECK SF					04/15/2025
PR	23:00	AM 007-FOU FOUNDATION					04/21/2025
	Comments1: RYAN 630-220-6263						
PR	23:00	AM 008-RFR ROUGH FRAMING RESCHECK SF					04/22/2025
PR	23:00	AM 009-REL ROUGH ELECTRICAL					04/22/2025
	Comments1: 3RD FLOOR ELECTRIC						
PR	_____	010-RMC ROUGH MECHANICAL					04/17/2025
PR	_____	011-PPS PRE-POUR, SLAB ON GRADE				04/28/2025	
GH	23:00	AM 021-WKS PUBLIC & SERVICE WALKS	20241304	3045 CONSTITUTION WAY	517		04/29/2025
	Comments1: GH						
GH	09:00	015-PHD POST HOLE - DECK	20241306	312 TIMBER OAK LN	1		04/10/2025
	Comments1: RSS 630-546-0891						
BC	23:00	AM 016-ELS ELECTRIC SERVICE					04/24/2025
	Comments1: TYRELL						
BC	_____	AM 002-FIN FINAL INSPECTION	20241307	4569 GARDINER AVE	1102	04/03/2025	
	Comments1: ENERGY BACKUP SYSTEM -- AXEL 801-970-156						
	Comments2: 6						
GH	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20241309	802 BRISTOL AVE	2		04/07/2025
	Comments1: CLAYTON						
GH	_____	PM 010-REL ROUGH ELECTRICAL					04/07/2025
GH	_____	PM 011-RMC ROUGH MECHANICAL					04/07/2025

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 012-PLR PLUMBING - ROUGH					04/07/2025
GH	_____	AM 013-INS INSULATION					04/10/2025
	Comments1: CLAYTON - 630-336-3678						
GH	_____	001-FTG FOOTING	20241322	2671 BIG GROVE CIR	91		04/02/2025
	Comments1: MW PASSED AS NOTED						
GH	_____	AM 002-FOU FOUNDATION					04/04/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					04/10/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	AM 004-BKF BACKFILL					04/09/2025
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: ANDREW						
GH	13:00	PM 006-PPS PRE-POUR, SLAB ON GRADE					04/22/2025
	Comments1: MW						
GH	23:00	AM 007-GAR GARAGE FLOOR					04/24/2025
	Comments1: MW						
BC	_____	AM 001-FIN FINAL INSPECTION	20241326	592 TIMBER OAK LN	45		04/02/2025
	Comments1: MIKE - 440-655-7071						
BC	_____	AM 002-BND POOL BONDING	20241331	2844 OLD GLORY DR	280		04/04/2025
	Comments1: PHIL 630-632-2949						
BC	_____	AM 003-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
	Comments1: PHIL 6306322949						
GH	_____	021-WKS PUBLIC & SERVICE WALKS	20241339	2688 BIG GROVE CIR	85		04/15/2025
	Comments1: BATCH REPORT RECEIVED						
GH	23:00	AM 021-WKS PUBLIC & SERVICE WALKS	20241340	2667 BIG GROVE CIR	93		04/21/2025
	Comments1: MW						
GS	_____	022-ADA ADA ACCESSIBLE WALK WAY					04/22/2025
PR	23:00	AM 006-FIN FINAL INSPECTION	20241362	204 W BEECHER ST	0		04/21/2025
	Comments1: RYAN 224-240-6981						
PR	23:00	AM 007-FEL FINAL ELECTRIC					04/21/2025
	Comments1: RYAN 224-240-6981						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	008-FMC FINAL MECHANICAL					04/21/2025
BC	_____ PM	004-REI REINSPECTION	20241377	1052 CANARY AVE	243		04/03/2025
	Comments1: ESS -- FRANK 224-237-8025						
BC	23:00 AM	005-REL ROUGH ELECTRICAL	20241383	421 NORWAY CIR	90		04/24/2025
	Comments1: MIKE 630-854-8617						
BC	_____	006-INS INSULATION					04/24/2025
GH	_____	016-FIN FINAL INSPECTION	20241384	2867 OLD GLORY DR	243		04/10/2025
	Comments1: JIM						
GH	_____	017-FEL FINAL ELECTRIC					04/10/2025
GH	_____	018-FMC FINAL MECHANICAL					04/10/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/10/2025
	Comments1: JFLAHERT@NVRINC.COM -- 224-828-3245						
GS	_____	020-EFL ENGINEERING FINAL SITE					04/11/2025
	Comments1: OK TO TEMP						
GH	_____ AM	021-WKS PUBLIC & SERVICE WALKS					04/14/2025
	Comments1: MW						
GS	_____	016-EFL ENGINEERING FINAL SITE	20241404	525 TIMBER OAK LN	26		04/16/2025
	Comments1: OK TO TEMP						
BC	23:00 AM	017-REI REINSPECTION					04/17/2025
	Comments1: FRAMING REI						
BC	_____	018-FIN FINAL INSPECTION					04/16/2025
	Comments1: JASON						
BC	_____	019-FEL FINAL ELECTRIC					04/16/2025
BC	_____	020-FMC FINAL MECHANICAL					04/16/2025
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					04/16/2025
BC	_____ AM	001-TRN TRENCH - (GAS, ELECTRIC,	20241434	1342 SPRING ST	176		04/02/2025
	Comments1: DEREK 630-768-1156						
BC	23:00 AM	002-PTO PREPOUR BASE FOR PATIO					04/25/2025
	Comments1: TODD: 630-973-1145						
BC	23:00 AM	003-BND POOL BONDING					04/25/2025
	Comments1: SOUTH END OF POOL NOT PROPERLY BONDED						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	004-REI REINSPECTION					04/29/2025
	Comments1: POOL BONDING						
BC	13:00 PM	004-REI REINSPECTION	20241437	2469 CATALPA TR	173		04/25/2025
	Comments1: ROUGH FRAMING AND ROUGH ELECTRICAL -- RY						
	Comments2: AN						
GH	_____	020-WKS PUBLIC & SERVICE WALKS	20241440	2690 BIG GROVE CIR	86		04/15/2025
	Comments1: BATCH REPORT RECEIVED						
PBF	_____	016-PLF PLUMBING - FINAL OSR READ	20241441	2692 BIG GROVE CIR	87		04/17/2025
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	017-FIN FINAL INSPECTION					04/23/2025
	Comments1: ANDREW						
GH	_____	018-FEL FINAL ELECTRIC					04/23/2025
GH	_____	019-FMC FINAL MECHANICAL					04/17/2025
GH	_____	020-WKS PUBLIC & SERVICE WALKS					04/15/2025
	Comments1: BATCH REPORT RECEIVED						
PR	_____	021-PLF PLUMBING - FINAL OSR READ					04/21/2025
	Comments1: REINSPECTION - AMEEKS@NVRINC.COM						
GH	23:00 AM	015-WKS PUBLIC & SERVICE WALKS	20241442	2628 SUTHERLAND CT	33		04/21/2025
	Comments1: MW						
GH	23:00 AM	015-WKS PUBLIC & SERVICE WALKS	20241443	2630 SUTHERLAND CT	34		04/21/2025
	Comments1: MW						
PR	_____ AM	005-PLU PLUMBING - UNDERSLAB	20241452	1386 SPRING ST	213		04/11/2025
GH	23:00 AM	006-BSM BASEMENT FLOOR					04/24/2025
	Comments1: KEN						
BC	_____	007-RFR ROUGH FRAMING RESCHECK SF					04/29/2025
BC	_____	008-RMC ROUGH MECHANICAL					04/29/2025
BC	_____	009-REL ROUGH ELECTRICAL					04/29/2025
PR	_____	010-PLR PLUMBING - ROUGH					04/29/2025
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20241453	1200 GILLESPIE LN	405		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241454	1202 GILLESPIE LN	406		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241455	1204 GILLESPIE LN	407		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241456	1206 GILLESPIE LN	408		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241457	1201 GILLESPIE LN	404		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
	Comments1: JENN						
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241458	1203 GILLESPIE LN	403		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241459	1205 GILLESPIE LN	402		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB	20241460	1207 GILLESPIE LN	401		04/04/2025
	Comments1: JENN@ABBYPROPERTISLLC						
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					04/04/2025
GH	13:00	PM 003-GAR GARAGE FLOOR					04/17/2025
	Comments1: JENN						
GH	_____	PM 003-GAR GARAGE FLOOR	20241477	1230 GILLESPIE LN			04/03/2025
	Comments1: JENN						
BC	_____	004-ELS ELECTRIC SERVICE					04/01/2025
	Comments1: OHMS: 12.72						
GH	_____	AM 005-ELS ELECTRIC SERVICE					04/04/2025
	Comments1: JENN						
GH	_____	PM 003-GAR GARAGE FLOOR	20241478	1232 GILLESPIE LN			04/03/2025
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
	Comments1: JENN						
GH	_____	PM 003-GAR GARAGE FLOOR	20241479	1234 GILLESPIE LN			04/03/2025
GH	_____	004-ELS ELECTRIC SERVICE					04/04/2025
GH	_____	PM 003-GAR GARAGE FLOOR	20241480	1236 GILLESPIE LN			04/03/2025
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
GH	_____	PM 003-GAR GARAGE FLOOR	20241481	1238 GILLESPIE LN			04/03/2025
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
GH	_____	PM 003-GAR GARAGE FLOOR	20241482	1240 GILLESPIE LN			04/03/2025
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
GH	_____	PM 003-GAR GARAGE FLOOR	20241483	1242 GILLESPIE LN	0		04/03/2025
	Comments1: ABBY						
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 003-GAR GARAGE FLOOR	20241484	1244 GILLESPIE LN			04/03/2025
	Comments1: JENN						
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
GH	23:00	AM 005-RFR ROUGH FRAMING RESCHECK SF					04/29/2025
	Comments1: JENN						
GH	23:00	AM 006-REL ROUGH ELECTRICAL					04/29/2025
	Comments1: JENN						
GH	23:00	AM 007-RMC ROUGH MECHANICAL					04/29/2025
	Comments1: JENN						
PBF	_____	AM 008-PLR PLUMBING - ROUGH				04/29/2025	
	Comments1: JENN@ABBYPROPERTIES.LLC						
GH	23:00	AM 009-INS INSULATION					04/30/2025
	Comments1: JENN						
GH	_____	PM 003-GAR GARAGE FLOOR	20241485	1246 GILLESPIE LN	0		04/03/2025
	Comments1: JENN						
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
BF	13:00	PM 005-RFR ROUGH FRAMING RESCHECK SF					04/24/2025
	Comments1: JENN@ABBYPROPERTIES.LLC						
BF	13:00	PM 006-REL ROUGH ELECTRICAL					04/24/2025
	Comments1: JENN						
BF	13:00	PM 007-RMC ROUGH MECHANICAL					04/24/2025
PBF	13:00	PM 008-PLR PLUMBING - ROUGH					04/24/2025
	Comments1: JENN@ABBYPROPERTIES.LLC						
GH	13:00	PM 009-INS INSULATION					04/25/2025
	Comments1: JENN						
GH	_____	PM 003-GAR GARAGE FLOOR	20241486	1248 GILLESPIE LN	0		04/03/2025
	Comments1: JENN						
GH	_____	AM 004-ELS ELECTRIC SERVICE					04/04/2025
PBF	_____	005-PLR PLUMBING - ROUGH					04/17/2025
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BF	23:00	AM 006-INS INSULATION					04/21/2025
	Comments1: ABEL						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	007-RFR ROUGH FRAMING RESCHECK SF					04/17/2025
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BC	13:00 PM	008-REL ROUGH ELECTRICAL					04/17/2025
BC	13:00 PM	009-RMC ROUGH MECHANICAL					04/17/2025
BC	09:00	017-STP STOOPS	20241491	2823 CRYDER WAY	481		04/04/2025
	Comments1: FR & R -- MW						
GS	_____	015-EFL ENGINEERING FINAL SITE	20241517	2874 MCLELLAN BLVD	459		04/16/2025
	Comments1: OKAY TO TEMP						
GH	_____	016-FIN FINAL INSPECTION					04/24/2025
GH	_____	017-FEL FINAL ELECTRIC					04/24/2025
GH	_____	018-RMC ROUGH MECHANICAL					04/24/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/24/2025
GH	23:00 AM	020-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: PARTIAL PUBLIC WALK - MW						
GS	_____	016-EFL ENGINEERING FINAL SITE	20241518	2851 CRYDER WAY	477		04/16/2025
	Comments1: OK TO TEMP						
GH	23:00 AM	017-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: PUB & SERV MW						
GH	23:00 AM	018-FIN FINAL INSPECTION					04/30/2025
	Comments1: JIM						
GH	23:00 AM	019-FMC FINAL MECHANICAL					04/30/2025
GH	23:00 AM	020-FEL FINAL ELECTRIC					04/30/2025
PBF	_____	021-PLF PLUMBING - FINAL OSR READ				04/30/2025	
	Comments1: JFLAHERT@NVRINC.COM						
GH	23:00 AM	017-WKS PUBLIC & SERVICE WALKS	20241541	2631 SUTHERLAND CT	36		04/21/2025
	Comments1: MW						
PR	23:00 AM	013-RFR ROUGH FRAMING RESCHECK SF	20241542	862 HAYDEN DR	59		04/25/2025
	Comments1: JESSICA						
PR	23:00 AM	014-REL ROUGH ELECTRICAL					04/25/2025

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	015-RMC ROUGH MECHANICAL					04/25/2025
PR	23:00 AM	016-PLR PLUMBING - ROUGH					04/24/2025
	Comments1: REMY						
GH	23:00 AM	017-INS INSULATION					04/30/2025
GH	_____ PM	018-REI REINSPECTION					04/30/2025
	Comments1: INSULATION						
PR	_____ PM	010-PLR PLUMBING - ROUGH	20241545	545 TIMBER OAK LN	25		04/02/2025
	Comments1: JJACOBS@RALLYHOMES.NET						
BC	_____ PM	011-RFR ROUGH FRAMING RESCHECK SF					04/03/2025
	Comments1: JASON						
BC	_____ PM	012-REL ROUGH ELECTRICAL					04/03/2025
BC	_____ PM	013-RMC ROUGH MECHANICAL					04/03/2025
BC	_____ AM	014-INS INSULATION					04/07/2025
	Comments1: JASON						
GH	23:00 AM	016-WKS PUBLIC & SERVICE WALKS	20241553	2694 BIG GROVE CIR	88		04/17/2025
	Comments1: MW						
GS	_____	017-EFL ENGINEERING FINAL SITE					04/16/2025
	Comments1: OK TO TEMP						
BC	12:00	002-ROF ROOF UNDERLAYMENT ICE & W	20241559	911 HAMPTON LN	135		04/07/2025
	Comments1: DANIEL 786-370-9053						
GS	_____	017-EFL ENGINEERING FINAL SITE	20241563	2845 MCLELLAN BLVD	482		04/16/2025
	Comments1: OKAY TO TEMP						
GH	_____	018-FIN FINAL INSPECTION					04/23/2025
	Comments1: JIM						
GH	_____	019-FEL FINAL ELECTRIC					04/23/2025
GH	_____	020-FMC FINAL MECHANICAL					04/23/2025
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					04/23/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	23:00 AM	022-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: PUB AND SERV MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	016-EFL ENGINEERING FINAL SITE	20241564	2868 MCLELLAN BLVD	458		04/16/2025
	Comments1: OKAY TO TEMP						
GH	_____	017-FIN FINAL INSPECTION					04/24/2025
	Comments1: JIM						
GH	_____	018-FEL FINAL ELECTRIC					04/24/2025
GH	_____	019-FMC FINAL MECHANICAL					04/24/2025
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					04/24/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	23:00 AM	021-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: PUB & SERV MW						
BC	_____ PM	008-RFR ROUGH FRAMING RESCHECK SF	20241565	2626 SUTHERLAND CT	32		04/08/2025
	Comments1: ANDREW: 331-431-7342						
BC	_____ PM	009-REL ROUGH ELECTRICAL					04/08/2025
	Comments1: ANDREW: 331-431-7342						
BC	_____ PM	010-RMC ROUGH MECHANICAL					04/08/2025
	Comments1: ANDREW: 331-431-7342						
PBF	_____ PM	011-PLR PLUMBING - ROUGH					04/08/2025
	Comments1: AMEEKS@NVRINC.COM						
BC	_____ AM	012-INS INSULATION					04/10/2025
	Comments1: ANDREW						
GH	23:00 AM	013-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: MW						
GH	23:00 AM	009-STP STOOPS	20241577	2669 BIG GROVE CIR	92		04/17/2025
	Comments1: FRONT AND REAR						
GH	23:00 AM	010-RFR ROUGH FRAMING RESCHECK SF					04/22/2025
	Comments1: ANDREW 331-431-7342						
GH	23:00 AM	011-RMC ROUGH MECHANICAL					04/22/2025
GH	23:00 AM	012-REL ROUGH ELECTRICAL					04/22/2025
PBF	_____	013-PLR PLUMBING - ROUGH					04/22/2025
	Comments1: AMEEKS@NVRINC.COM						
GH	23:00 AM	014-INS INSULATION					04/24/2025
	Comments1: ANDREW 331-431-7342						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	015-REI REINSPECTION					04/24/2025
	Comments1: FRAMING						
BC	_____ AM	013-INS INSULATION	20241578	2660 BIG GROVE CIR	71		04/01/2025
	Comments1: KALIN						
GH	11:30	002-REI REINSPECTION	20241580	213 LEISURE ST			04/07/2025
	Comments1: PHF - JAZLYN - 224-220-1042						
GH	_____	003-FIN FINAL INSPECTION					04/14/2025
	Comments1: FENCE						
PR	_____	006-MIS MISCELLANEOUS	20241590	4000 N BRIDGE ST			04/10/2025
	Comments1: HOOD SYSTEM						
PR	_____	006-MIS MISCELLANEOUS	20241592	4000 N BRIDGE ST			04/10/2025
	Comments1: HOOD SYSTEM						
BC	_____ PM	002-FIN FINAL INSPECTION	20241597	1262 SPRING ST	190		04/09/2025
	Comments1: THOMAS - 224-645-4871						
BC	_____ AM	003-BKF BACKFILL	20241600	785 TIMBER OAK LN	9		04/03/2025
	Comments1: MW						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/08/2025
	Comments1: JJACOBS@RALLYHOMES.COM						
GH	_____ AM	005-GPL GREEN PLATE INSPECTION					04/10/2025
	Comments1: JASON						
PBF	_____	006-ESW SEWER / WATER					04/11/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ PM	007-BSM BASEMENT FLOOR					04/14/2025
	Comments1: MW						
GH	_____ PM	008-GAR GARAGE FLOOR					04/14/2025
	Comments1: MW						
PR	_____	004-PLU PLUMBING - UNDERSLAB	20241601	2664 BIG GROVE CIR	73	04/02/2025	
	Comments1: ANDREW 331.431.7342 AMEEKS@NVRINC.COM						
GH	_____ AM	005-BG BASEMENT AND GARAGE FLOOR					04/04/2025
	Comments1: MW PASSED AS NOTED						
GH	23:00 AM	007-GPL GREEN PLATE INSPECTION					04/04/2025
	Comments1: ANDREW PASSED AS NOTED						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	008-STP STOOPS					04/17/2025
	Comments1: FRONT						
PR	_____	009-RFR ROUGH FRAMING RESCHECK SF					04/25/2025
	Comments1: AMEEKS@NVRINC.COM						
PR	_____	010-REL ROUGH ELECTRICAL					04/25/2025
	Comments1: AMEEKS@NVRINC.COM						
PR	_____	011-RMC ROUGH MECHANICAL					04/25/2025
	Comments1: AMEEKS@NVRINC.COM						
PR	_____	012-PLR PLUMBING - ROUGH					04/25/2025
	Comments1: AMEEKS@NVRINC.COM						
BC	23:00 AM	013-INS INSULATION					04/29/2025
	Comments1: ANDREW						
PR	_____ AM	007-FEL FINAL ELECTRIC	20250004	601 ASHWORTH LN	514		04/03/2025
PR	_____ AM	008-FIN FINAL INSPECTION					04/03/2025
PR	_____ AM	009-FMC FINAL MECHANICAL					04/03/2025
PR	_____ AM	010-PLF PLUMBING - FINAL OSR READ					04/03/2025
PR	23:00 AM	006-PLR PLUMBING - ROUGH	20250006	1122 GRACE DR	100		04/22/2025
	Comments1: ALAN						
PR	_____ AM	009-FIN FINAL INSPECTION	20250007	129 COMMERCIAL DR	1	04/30/2025	
PR	_____ AM	010-PLF PLUMBING - FINAL OSR READ				04/30/2025	
PR	_____ AM	011-FEL FINAL ELECTRIC				04/30/2025	
PR	_____ AM	012-FMC FINAL MECHANICAL				04/30/2025	
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20250012	2633 SUTHERLAND CT	35		04/16/2025
	Comments1: ANDREW						
GH	_____	011-REL ROUGH ELECTRICAL					04/16/2025
	Comments1: ANDREW						
GH	_____	012-RMC ROUGH MECHANICAL					04/16/2025
	Comments1: ANDREW						
GH	23:00 AM	013-STP STOOPS					04/21/2025
	Comments1: FRONT - MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	014-INS INSULATION					04/17/2025
GH	23:00 AM	015-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: MW						
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20250013	2841 CRYDER WAY	479		04/01/2025
	Comments1: JIM						
GH	_____	011-REL ROUGH ELECTRICAL					04/01/2025
GH	_____	012-RMC ROUGH MECHANICAL					04/01/2025
PBF	_____	013-PLR PLUMBING - ROUGH					04/01/2025
	Comments1: JFLAHERT@NVRINC.COM JIM 224-828-3245						
GH	_____	014-INS INSULATION					04/03/2025
	Comments1: JIM						
GH	_____ AM	015-REI REINSPECTION					04/02/2025
GS	_____	016-EFL ENGINEERING FINAL SITE					04/16/2025
	Comments1: OK TO TEMP						
GH	23:00 AM	017-WKS PUBLIC & SERVICE WALKS					04/29/2025
	Comments1: MW						
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF	20250014	2884 ROOD STREET	305		04/09/2025
	Comments1: JIM 224-828-3245						
BC	_____ AM	012-STP STOOPS					04/11/2025
	Comments1: MW						
GH	_____	013-RFR ROUGH FRAMING RESCHECK SF					04/22/2025
	Comments1: JIM						
GH	_____	014-REL ROUGH ELECTRICAL					04/22/2025
GH	_____	015-RMC ROUGH MECHANICAL					04/22/2025
PBF	_____	016-PLR PLUMBING - ROUGH					04/22/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	017-INS INSULATION					04/24/2025
	Comments1: JIM						
PR	_____	003-WAT WATER	20250019	2625 SUTHERLAND CT	39		04/07/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	004-BKF BACKFILL					04/04/2025
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/10/2025
	Comments1: AMEEKS@NVRINC.COM						
GH	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE					04/14/2025
	Comments1: MW						
GH	_____ PM	007-GAR GARAGE FLOOR					04/14/2025
GH	23:00 AM	010-STP STOOPS	20250020	2857 CRYDER WAY	476		04/01/2025
	Comments1: FR & R -- MW BATCH TICKET RECEVED						
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF					04/09/2025
	Comments1: JIM						
GH	_____	012-REL ROUGH ELECTRICAL					04/09/2025
GH	_____	013-RMC ROUGH MECHANICAL					04/09/2025
PBF	_____	014-PLR PLUMBING - ROUGH					04/09/2025
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	015-INS INSULATION					04/11/2025
	Comments1: JIM						
GH	_____	008-RFR ROUGH FRAMING RESCHECK SF	20250021	2853 OLD GLORY DR	240		04/11/2025
	Comments1: DECK						
BC	23:00 AM	009-RFR ROUGH FRAMING RESCHECK SF				04/30/2025	
	Comments1: JIM						
BC	23:00 AM	010-REL ROUGH ELECTRICAL				04/30/2025	
BC	23:00 AM	011-RMC ROUGH MECHANICAL				04/30/2025	
PBF	_____ AM	012-PLR PLUMBING - ROUGH				04/30/2025	
	Comments1: JFLAHERT@NVRINC.COM						
PR	12:00	001-PLU PLUMBING - UNDERSLAB	20250030	935 ERICA LN	0	04/29/2025	
	Comments1: DAVID 773-726-3820						
BC	_____ AM	002-PPS PRE-POUR, SLAB ON GRADE				04/30/2025	
	Comments1: DAVID 773-726-3820						
BC	_____ AM	001-FTG FOOTING	20250032	2629 SUTHERLAND CT	37		04/11/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	002-FOU FOUNDATION					04/14/2025
	Comments1: MW						
GH	13:00 PM	003-BKF BACKFILL					04/17/2025
	Comments1: MW						
PBF	_____	004-WAT WATER					04/22/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB				04/24/2025	
	Comments1: AMEEKS@NVRINC.COM						
GH	23:00 AM	006-GPL GREEN PLATE INSPECTION					04/28/2025
	Comments1: ANDREW: 33-431-7342						
GH	23:00 AM	007-BSM BASEMENT FLOOR					04/28/2025
	Comments1: MW						
GH	23:00 AM	008-GAR GARAGE FLOOR					04/28/2025
	Comments1: MW						
BF	23:00 AM	001-FIN FINAL INSPECTION	20250033	812 PARKSIDE LN	182		04/24/2025
	Comments1: SOLAR -- MIKAYLA- 847-698-0549						
BF	23:00 AM	002-FEL FINAL ELECTRIC					04/24/2025
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20250039	2847 CRYDER WAY	478		04/01/2025
	Comments1: JFLAHERT@NVRINC.COM						
BC	_____ AM	006-BSM BASEMENT FLOOR					04/02/2025
	Comments1: MW						
BC	_____ AM	007-GAR GARAGE FLOOR					04/02/2025
	Comments1: MW						
GH	_____	008-GPL GREEN PLATE INSPECTION					04/10/2025
	Comments1: JIM						
GH	23:00 AM	009-STP STOOPS					04/29/2025
	Comments1: FRONT AND REAR						
BC	23:00 AM	001-FTG FOOTING	20250044	2761 ROYAL CT	106		04/17/2025
	Comments1: ADRIANNA 815-260-5034						
BC	_____ AM	002-FIN FINAL INSPECTION				04/30/2025	
	Comments1: ADRIANNA 815-260-5034						
GH	_____ AM	001-FTG FOOTING	20250063	2686 BIG GROVE CIR	84		04/02/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	002-FOU FOUNDATION					04/04/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					04/10/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ AM	004-BKF BACKFILL					04/09/2025
	Comments1: MW						
GH	23:00 AM	005-GAR GARAGE FLOOR					04/17/2025
GH	23:00 AM	006-BSM BASEMENT FLOOR					04/17/2025
	Comments1: MW						
GH	_____ PM	007-GPL GREEN PLATE INSPECTION					04/16/2025
	Comments1: ANDREW						
PBF	_____	008-PLU PLUMBING - UNDERSLAB					04/16/2025
GH	_____ AM	001-FTG FOOTING	20250064	2878 CRYDER WAY	442		04/01/2025
	Comments1: MW						
GH	_____ PM	002-FOU FOUNDATION					04/02/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					04/09/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ AM	004-BKF BACKFILL					04/09/2025
	Comments1: MW						
GH	13:00 PM	005-BSM BASEMENT FLOOR					04/17/2025
	Comments1: MW						
GH	13:00 PM	006-GAR GARAGE FLOOR					04/17/2025
	Comments1: MW						
PBF	_____	007-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: JFLAHERT@NVRINC.COM						
BC	_____	008-GPL GREEN PLATE INSPECTION					04/25/2025
PBF	_____	003-WAT WATER	20250068	2092 SQUIRE CIR	178		04/01/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	004-BKF BACKFILL					04/01/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-PLU PLUMBING - UNDERSLAB					04/09/2025
	Comments1: JIM						
BC	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					04/10/2025
	Comments1: MW						
GH	_____	007-GPL GREEN PLATE INSPECTION					04/17/2025
	Comments1: JIM						
PR	13:00 PM	006-FIN FINAL INSPECTION	20250071	2684 PATRIOT CT	221		04/17/2025
	Comments1: JIM 224-324-0813						
PR	13:00 PM	007-FEL FINAL ELECTRIC					04/17/2025
PR	13:00 PM	008-FMC FINAL MECHANICAL					04/17/2025
PR	13:00 PM	009-PLF PLUMBING - FINAL OSR READ					04/17/2025
PR	_____ AM	006-FIN FINAL INSPECTION	20250075	2475 FAIRFAX WAY	246		04/08/2025
	Comments1: BASEMENT -- CLEAN EDGE						
PR	_____ AM	007-FEL FINAL ELECTRIC					04/08/2025
PR	_____ AM	008-FMC FINAL MECHANICAL					04/08/2025
PR	_____ AM	009-PLF PLUMBING - FINAL OSR READ				04/08/2025	
BC	_____	001-FIN FINAL INSPECTION	20250080	620 W VETERANS PKWY.	0		04/15/2025
	Comments1: SIGNS --						
GH	13:00 PM	001-FTG FOOTING	20250081	2621 SUTHERLAND CT	41		04/17/2025
	Comments1: MW						
GH	23:00 AM	002-FOU FOUNDATION					04/21/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					04/24/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
BC	_____	004-BKF BACKFILL					04/25/2025
PBF	_____	005-PLU PLUMBING - UNDERSLAB				04/30/2025	
	Comments1: AMEEKS@NVRINC.COM						
GH	13:00 PM	001-FTG FOOTING	20250082	2620 SUTHERLAND CT	29		04/17/2025
	Comments1: MW						
GH	23:00 AM	002-FOU FOUNDATION					04/21/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	003-WAT WATER					04/24/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
BC	_____	004-BKF BACKFILL					04/25/2025
PBF	_____	005-PLU PLUMBING - UNDERSLAB				04/30/2025	
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	002-FIN FINAL INSPECTION	20250108	472 BISCAYNE LN	2016		04/25/2025
	Comments1: CLASSIC						
GH	13:00 PM	001-FTG FOOTING	20250111	2658 BIG GROVE CIR	70		04/29/2025
	Comments1: MW						
GH	20:30	001-FTG FOOTING	20250112	2673 BIG GROVE CIR	90		04/24/2025
	Comments1: UNDERCUT, REFER TO SOIL REPORT						
GH	_____ AM	001-FTG FOOTING	20250113	2854 CRYDER WAY	446		04/08/2025
	Comments1: NW						
GH	_____ PM	002-FOU FOUNDATION					04/09/2025
	Comments1: MW						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: JFLAHERT@NVRINC.COM						
BC	_____	005-BKF BACKFILL					04/21/2025
GH	13:00 PM	006-GAR GARAGE FLOOR					04/24/2025
	Comments1: MW						
GH	_____	007-BSM BASEMENT FLOOR					04/24/2025
	Comments1: MW						
GH	23:00 AM	001-FTG FOOTING	20250114	2852 ROOD ST	308		04/29/2025
	Comments1: MW						
GH	23:00 AM	002-FOU FOUNDATION					04/30/2025
	Comments1: PASSED AS NOTED						
GH	_____ PM	001-FTG FOOTING	20250115	2893 MCLELLAN BLVD	490		04/14/2025
	Comments1: MW						
GH	_____	002-FOU FOUNDATION					04/16/2025
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	003-WAT WATER					04/22/2025
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	23:00 AM	004-BKF BACKFILL					04/24/2025
	Comments1: MW						
BC	09:00	002-FOU FOUNDATION	20250119	2811 CRYDER WAY	454		04/04/2025
	Comments1: JESSICA						
GH	_____ AM	003-BKF BACKFILL					04/11/2025
	Comments1: JESSICA						
PR	_____ AM	004-WAT WATER					04/14/2025
	Comments1: REMY						
PR	23:00 AM	005-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: JESSICA						
GH	_____ PM	006-BSM BASEMENT FLOOR					04/21/2025
	Comments1: REMY NOT READY						
GH	_____ PM	007-STP STOOPS					04/21/2025
	Comments1: REMY NOT READY						
GH	23:00 AM	008-GAR GARAGE FLOOR					04/21/2025
	Comments1: REMY NOT READY						
GH	20:00	009-BSM BASEMENT FLOOR					04/22/2025
	Comments1: REMY						
GH	20:00	010-GAR GARAGE FLOOR					04/22/2025
GH	20:00	011-STP STOOPS					04/22/2025
	Comments1: FRONT ONLY						
GH	23:00 AM	002-FIN FINAL INSPECTION	20250120	506 WALSH CT	1		04/25/2025
	Comments1: CLASSIC						
BC	_____	001-PTO PREPOUR BASE FOR PATIO	20250123	4434 SARASOTA AVE	2007		04/17/2025
	Comments1: JUSTIN 331-643-8738						
BC	_____	001-FIN FINAL INSPECTION	20250124	624 W VETERANS PKWY UNIT			04/07/2025
	Comments1: SIGN -- VINCE						
GH	23:00	001-PHF POST HOLE - FENCE	20250134	4652 PLYMOUTH AVE	987		04/15/2025
	Comments1: JAZLYN - 244-220-1042						
GH	_____	002-FIN FINAL INSPECTION					04/22/2025
	Comments1: FENCE --						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	002-ROF ROOF UNDERLAYMENT ICE & W	20250135	1307 WILLOW WAY	217		04/21/2025
	Comments1: NO ICE AND WATER - REVIEWED POST ROOF IN						
	Comments2: STALLATION						
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20250137	1584 CORNERSTONE DR	30		04/08/2025
	Comments1: PATIO -- JOHN 630-862-8053						
BC	_____	AM 001-FIN FINAL INSPECTION	20250147	234 E VETERANS PKWY	1		04/11/2025
	Comments1: TEMP TENT -- JEWEL						
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20250152	2431 ANNA MARIA LN	705		04/16/2025
	Comments1: JOHN 630-862-8053						
BC	_____	AM 001-PHF POST HOLE - FENCE	20250155	3453 CALEDONIA DR	191		04/01/2025
	Comments1: ARTURO 6304068410						
BC	_____	AM 002-FIN FINAL INSPECTION					04/07/2025
	Comments1: FENCE -- TONY						
GH	_____	002-FIN FINAL INSPECTION	20250160	566 BLUESTEM DR	13		04/17/2025
	Comments1: FENCE						
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20250161	3142 JUSTICE DR	610		04/10/2025
	Comments1: BASEMENT -- VICTOR 773-876-2605						
BC	_____	AM 002-REL ROUGH ELECTRICAL					04/10/2025
BC	_____	003-RMC ROUGH MECHANICAL					04/10/2025
BC	23:00	AM 004-INS INSULATION					04/21/2025
	Comments1: VICTOR						
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20250162	3145 JUSTICE DR	692		04/10/2025
	Comments1: BASEMENT -- VICTOR						
BC	_____	AM 002-REL ROUGH ELECTRICAL					04/10/2025
BC	23:00	AM 003-INS INSULATION					04/21/2025
	Comments1: VICTOR						
GH	_____	002-FIN FINAL INSPECTION	20250164	411 BISCAYNE LN	1988		04/08/2025
	Comments1: FENCE -- NATALIE 630-808-6200						
GH	_____	001-FIN FINAL INSPECTION	20250165	310 ILLINI DR	10	04/09/2025	
	Comments1: FR DOOR						
GH	13:00	PM 001-PTO PREPOUR BASE FOR PATIO	20250170	826 HAYDEN DR	61		04/23/2025
	Comments1: ENRIQUE PASSED AS NOTED						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250171	3096 JETER ST	572		04/23/2025
	Comments1: JOHN 630-862-8053						
BC	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250172	2685 PATRIOT CT	226		04/17/2025
	Comments1: JOHN 630-862-8053						
GH	12:00	001-PHF POST HOLE - FENCE	20250173	1193 TAUS CIR	113		04/07/2025
	Comments1: JAZLYN: 224-220-1042						
GH	_____	002-FIN FINAL INSPECTION					04/16/2025
	Comments1: FENCE						
BC	14:00	001-PPS PRE-POUR, SLAB ON GRADE	20250177	3083 CONSTITUTION WAY	509		04/08/2025
	Comments1: GUS -- 331-717-8254						
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20250179	101 W HYDRAULIC ST	0		04/09/2025
	Comments1: BATCH REPORT RECEIVED						
GH	23:00 AM	002-FIN FINAL INSPECTION				04/30/2025	
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20250180	378 TIMBALIER ST.	0		04/22/2025
GH	_____ AM	001-PHF POST HOLE - FENCE	20250184	534 COACH RD	408		04/01/2025
	Comments1: ARTURO 630-406-8410						
BC	_____ AM	002-FIN FINAL INSPECTION					04/03/2025
GH	_____ AM	001-FTG FOOTING	20250185	3500 RICHARDSON CIR	1314		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____ AM	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____ PM	003-WAT WATER					04/14/2025
	Comments1: MIKE: 847-385-8657						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/16/2025
	Comments1: CWTHOMPSON@DRHORTON						
BC	_____	005-UGE UNDERGROUND ELECTRIC					04/21/2025
	Comments1: CHRIS						
BC	_____	007-BKF BACKFILL					04/21/2025
	Comments1: CHRIS						
GH	13:00 PM	008-PPS PRE-POUR, SLAB ON GRADE					04/23/2025
	Comments1: CHRIS						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	009-GAR GARAGE FLOOR					04/24/2025
	Comments1: LATE AM						
GH	23:00 AM	010-STP STOOPS					04/24/2025
	Comments1: LATE AM BATCH REPORT RECEIVED						
GH	_____ AM	001-FTG FOOTING	20250186	3506 RICHARDSON CIR	1311		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____ AM	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____ PM	003-WAT WATER					04/14/2025
	Comments1: MIKE: 847-385-2657						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/16/2025
	Comments1: CWTHOMPSON@DRHORTON						
BC	_____	005-UGE UNDERGROUND ELECTRIC					04/21/2025
	Comments1: CHRIS						
BC	_____	007-BKF BACKFILL					04/21/2025
	Comments1: CHRIS						
GH	13:00 PM	008-PPS PRE-POUR, SLAB ON GRADE					04/23/2025
	Comments1: CHRIS						
GH	23:00 AM	009-GAR GARAGE FLOOR					04/24/2025
	Comments1: LATE AM						
GH	23:00 AM	010-STP STOOPS					04/24/2025
	Comments1: BATCH REPORT RECEIVED						
GH	_____ AM	001-FTG FOOTING	20250187	3504 RICHARDSON CIR	1312		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____ AM	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF						
PBF	_____ PM	003-WAT WATER					04/14/2025
	Comments1: MIKE: 847-385-2657						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/16/2025
	Comments1: CWTHOMPSON@DRHORTON						
BC	_____	005-UGE UNDERGROUND ELECTRIC					04/21/2025
	Comments1: CHRIS						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-BKF BACKFILL					04/21/2025
	Comments1: CHRIS						
GH	13:00 PM	008-PPS PRE-POUR, SLAB ON GRADE					04/23/2025
GH	23:00 AM	009-GAR GARAGE FLOOR					04/24/2025
	Comments1: LATE AM						
GH	23:00 AM	010-STP STOOPS					04/24/2025
	Comments1: LATE AM RECEIVED BATCH REPORT						
GH	_____ AM	001-FTG FOOTING	20250188	3502 RICHARDSON CIR	1313		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____ AM	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF						
PBF	_____ PM	003-WAT WATER					04/14/2025
	Comments1: MIKE: 847-385-2657						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/16/2025
	Comments1: CWTHOMPSON@DRHORTON						
BC	_____	005-UGE UNDERGROUND ELECTRIC					04/21/2025
	Comments1: CHRIS						
BC	_____	007-BKF BACKFILL					04/21/2025
	Comments1: CHRIS						
GH	13:00 PM	008-PPS PRE-POUR, SLAB ON GRADE					04/23/2025
	Comments1: CHRIS						
GH	23:00 AM	009-GAR GARAGE FLOOR					04/24/2025
	Comments1: LATE AM						
GH	23:00 AM	010-STP STOOPS					04/24/2025
	Comments1: BATCH REPORT RECEIVED						
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF	20250190	2661 GOULD CT	64		04/01/2025
	Comments1: GINA- 630-400-9529						
BC	_____ PM	003-FIN FINAL INSPECTION					04/08/2025
	Comments1: GINA - 630-400-9529						
BC	23:30	001-PHF POST HOLE - FENCE	20250191	2704 BERRYWOOD LN	771		04/17/2025
	Comments1: TONY						
BC	13:00 PM	001-PTO PREPOUR BASE FOR PATIO	20250192	420 MONTERERY ST	2022		04/24/2025
	Comments1: VIC						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20250193	3360 SEELEY ST	725		04/02/2025
	Comments1: VICTOR 630-788-1934						
BC	11:00	001-PHF POST HOLE - FENCE	20250194	1011 S MAIN ST			04/04/2025
	Comments1: JOSE 331-257-1401						
BC	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250196	3174 JUSTICE DR	603		04/17/2025
	Comments1: VICTOR - 630-788-1934						
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20250197	2455 WYTHE PL	8		04/28/2025
	Comments1: CARRIE 6308442553 X 103						
GH	23:00 AM	001-PHF POST HOLE - FENCE	20250199	1071 GILLESPIE LN	212		04/25/2025
	Comments1: OCTAVIO - 224-303-7349						
GH	22:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250201	447 E BARBERRY CIR	151		04/24/2025
	Comments1: MARTHA 815-786-3100						
GH	_____ AM	001-FTG FOOTING	20250203	3201 MATLOCK DR	1011		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: DRWEISS@DRHORTON.COM						
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: CWTHOMPSON@DRHORTON.COM						
PBF	_____	005-WAT WATER					04/16/2025
BC	_____	006-BKF BACKFILL					04/21/2025
BC	23:00 AM	007-PPS PRE-POUR, SLAB ON GRADE					04/28/2025
	Comments1: CHRIS						
GH	_____ AM	001-FTG FOOTING	20250204	3203 MATLOCK DR	1012		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: DRWEISS@DRHORTON.COM						
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: CWTHOMPSON@DRHORTON.COM						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	005-WAT WATER					04/16/2025
BC	_____	006-BKF BACKFILL					04/21/2025
BC	23:00 AM	007-PPS PRE-POUR, SLAB ON GRADE					04/28/2025
GH	_____ AM	001-FTG FOOTING	20250205	3205 MATLOCK DR	1013		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: DRWEISS@DRHORTON.COM						
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: CWTHOMPSON@DRHORTON.COM						
PBF	_____	005-WAT WATER					04/16/2025
BC	23:00 AM	006-PPS PRE-POUR, SLAB ON GRADE					04/28/2025
GH	_____ AM	001-FTG FOOTING	20250206	3207 MATLOCK DR	1014		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: DRWEISS@DRHORTON.COM						
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: CWTHOMPSON@DRHORTON.COM						
PBF	_____	005-WAT WATER					04/16/2025
BC	_____	006-BKF BACKFILL					04/21/2025
BC	23:00 AM	007-PPS PRE-POUR, SLAB ON GRADE					04/28/2025
GH	_____ AM	001-FTG FOOTING	20250207	3209 MATLOCK DR	1015		04/08/2025
	Comments1: JESUS 630-453-9281						
GH	_____	002-FOU FOUNDATION					04/11/2025
	Comments1: JEFF 630-330-6705						
PBF	_____	003-WAT WATER					04/15/2025
	Comments1: DRWEISS@DRHORTON.COM						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/17/2025
	Comments1: CWTHOMPSON@DRHORTON.COM						
PBF	_____	005-WAT WATER					04/16/2025
BC	_____	006-BKF BACKFILL					04/21/2025
BC	23:00 AM	007-PPS PRE-POUR, SLAB ON GRADE					04/28/2025
PR	_____ AM	001-PLU PLUMBING - UNDERSLAB	20250208	1435 CANNONBALL TR	0		04/08/2025
	Comments1: MIKE WILLIAMS						
PR	23:00 AM	002-RFR ROUGH FRAMING RESCHECK SF					04/25/2025
	Comments1: MIKE						
PR	23:00 AM	003-REL ROUGH ELECTRICAL					04/25/2025
PR	23:00 AM	004-RMC ROUGH MECHANICAL					04/25/2025
PR	23:00 AM	005-PLR PLUMBING - ROUGH					04/25/2025
GH	23:30	001-PHF POST HOLE - FENCE	20250209	3035 GRANDE TR	530		04/15/2025
	Comments1: JACKIE 708-316-9740						
GH	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20250211	3358 JONATHAN DR	152		04/14/2025
	Comments1: VICTOR 630-788-1934						
PR	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF	20250215	2903 CRYDER WAY	470		04/29/2025
	Comments1: REMY						
PR	23:00 AM	002-REL ROUGH ELECTRICAL					04/29/2025
PR	23:00 AM	003-RMC ROUGH MECHANICAL					04/29/2025
PR	23:00 AM	004-PLR PLUMBING - ROUGH					04/29/2025
PR	_____	005-INS INSULATION					04/29/2025
BC	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250216	3168 JUSTICE DR	604	04/23/2025	
	Comments1: DAVID; 773-510-8151						
GH	11:30	001-PHF POST HOLE - FENCE	20250217	2201 IROQUOIS LN	19		04/04/2025
	Comments1: JACKIE 708-316-9740						
GH	10:00	001-PHF POST HOLE - FENCE	20250218	4459 TAMPA DR	1964		04/08/2025
	Comments1: JANICE - 630-373-0083						
PR	23:00 AM	001-FIN FINAL INSPECTION	20250219	3056 CONSTITUTION WAY	583	04/29/2025	
	Comments1: SALINAS: 630-293-4962						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	22:00	001-PHF POST HOLE - FENCE	20250220	2655 SEELEY ST	822		04/17/2025
	Comments1: TINA 815-836-8731						
BC	_____	001-FIN FINAL INSPECTION	20250227	3111 JETER CT	504		04/23/2025
	Comments1: DECK -- JAME 224-200-6534						
BC	23:00 AM	001-FIN FINAL INSPECTION	20250231	403 WEST ST	0		04/22/2025
	Comments1: DECK - MATT - 630-639-7502						
BC	_____	001-FIN FINAL INSPECTION	20250233	3367 JONATHAN DR	163		04/23/2025
	Comments1: PAVER PATIO						
GH	12:30	001-ROF ROOF UNDERLAYMENT ICE & W	20250234	534 KELLY AVE	159		04/03/2025
	Comments1: DANIEL 786-370-9053						
GH	11:00	001-PHF POST HOLE - FENCE	20250235	3048 CONSTITUTION WAY	582		04/10/2025
	Comments1: TINA 815-836-8731						
GH	_____	002-FIN FINAL INSPECTION					04/15/2025
	Comments1: FENCE						
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20250239	3392 CALEDONIA DR	179		04/08/2025
	Comments1: JESUS - 224-497-0217						
BC	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20250240	2721 BERRYWOOD LN	778		04/11/2025
	Comments1: VICTOR 630-788-1934						
BC	13:00 PM	001-FTG FOOTING	20250241	2864 CRYDER WAY	444		04/22/2025
	Comments1: MW						
GH	_____	002-FOU FOUNDATION					04/24/2025
	Comments1: MW						
PBF	_____	003-WAT WATER				04/29/2025	
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	13:00 PM	004-BKF BACKFILL					04/30/2025
	Comments1: MW						
BC	23:00 AM	001-FIN FINAL INSPECTION	20250242	575 YELLOWSTONE LN	0		04/29/2025
	Comments1: NICOLE 630-765-0636						
BC	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20250243	2195 NORTHLAND LN	95		04/09/2025
	Comments1: TRAVIS						
BC	_____ AM	002-PPS PRE-POUR, SLAB ON GRADE					04/09/2025
	Comments1: CONCRETE PAD						

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	001-BND POOL BONDING	20250246	752 GREENFIELD TURN	104		04/17/2025
	Comments1: EARLY PM						
BC	13:00 PM	002-TRN TRENCH - (GAS, ELECTRIC,					04/17/2025
BC	13:00 PM	001-PHD POST HOLE - DECK	20250247	844 CANYON TR	109		04/24/2025
	Comments1: CHRIS -- UPPER DECK						
GH	_____	001-FIN FINAL INSPECTION	20250248	511 BUCKTHORN CT	77		04/30/2025
	Comments1: WINDOWS						
BC	23:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250250	303 W RIDGE ST	2		04/25/2025
	Comments1: GABRIEL 630-215-8225						
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20250253	2295 HOBBS LN	157		04/11/2025
	Comments1: JOHN 630-881-7106						
BC	13:00 PM	001-PHF POST HOLE - FENCE	20250254	511 BISCAYNE CT	2008		04/25/2025
	Comments1: TINA: 815-836-8731						
GH	23:00 AM	001-PHF POST HOLE - FENCE	20250255	207 JACKSON ST	0		04/22/2025
	Comments1: CLASSIC FENCE - 630-551-3400						
PR	14:00	001-SEW SEWER INSPECTION	20250257	307 E RIDGE ST	4		04/04/2025
	Comments1: 630-553-7592 -						
GH	23:00 AM	001-FTG FOOTING	20250258	842 TIMBER OAK LN	54		04/23/2025
	Comments1: MW APPROVED AS NOTED						
BC	23:00 AM	002-FOU FOUNDATION					04/29/2025
	Comments1: MW						
BC	12:00	001-PHF POST HOLE - FENCE	20250261	3989 SHOEGER DR	39		04/25/2025
	Comments1: ARISSA 708-316-9740						
GH	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250268	1141 GILLESPIE LN	307		04/23/2025
	Comments1: JOHN - 630-862-8053 PASSED AS NOTED						
BC	23:00 AM	001-PTO PREPOUR BASE FOR PATIO	20250269	310 ILLINI DR	0		04/17/2025
	Comments1: GUS 331-717-8254						
BC	13:00 PM	001-PTO PREPOUR BASE FOR PATIO	20250271	3078 CONSTITUTION WAY	587		04/30/2025
	Comments1: ORALIA 630-605-7449						
GH	23:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250276	1101 S MAIN ST	0		04/16/2025
	Comments1: JOE PARTIAL - FRONT AND RIGHT SIDE						
GH	23:00	002-ROF ROOF UNDERLAYMENT ICE & W					04/17/2025

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:30	001-ROF ROOF UNDERLAYMENT ICE & W	20250279	305 MILL ST.			04/08/2025
BC	13:00 PM	001-PPS PRE-POUR, SLAB ON GRADE	20250281	365 TIMBER OAK LN	33		04/15/2025
	Comments1: UNILOCK RETAIN WALL -- MIKE 630-715-1132						
BC	13:00 PM	002-PTO PREPOUR BASE FOR PATIO				04/22/2025	
	Comments1: GRAVEL BASE - PAVER PATIO - MIKE 630-715						
	Comments2: -1132						
BC	13:00 PM	003-PPS PRE-POUR, SLAB ON GRADE					04/24/2025
	Comments1: MIKE - 630-715-1132						
BC	13:00 PM	004-PTO PREPOUR BASE FOR PATIO					04/29/2025
	Comments1: MIKE 630-715-1132						
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20250293	159 CLAREMONT CT			04/11/2025
	Comments1: REUBEN						
GH	23:00	001-PHF POST HOLE - FENCE	20250295	407 COLTON ST	0		04/24/2025
	Comments1: CLASSIC						
BC	23:00 AM	001-PHF POST HOLE - FENCE	20250296	665 TIMBER OAK LN	20		04/25/2025
BC	13:00 PM	001-PHF POST HOLE - FENCE	20250298	1833 ASTER DR	0		04/23/2025
	Comments1: classic						
BC	13:00 PM	001-PHF POST HOLE - FENCE	20250299	943 HAYDEN DR	123		04/23/2025
	Comments1: MIGUEL 815-570-7026						
BC	13:00 PM	002-FIN FINAL INSPECTION					04/28/2025
	Comments1: Michelle: 630-309-1156 -- GATES DO NOT S						
	Comments2: ELF CLOSE OR LATCH. REQUIRED AS SWIMMIN						
	Comments3: G POOL GUARD ADJUST SPRINGS.						
BC	23:00 AM	001-PH POST HOLES / PILES	20250300	1052 HOMESTEAD DR	0		04/15/2025
	Comments1: JEREMY: 630-640-4824						
GH	23:30	001-PHF POST HOLE - FENCE	20250308	3393 CALEDONIA DR	187		04/29/2025
	Comments1: JAZLYN 224-220-1042						
PR	_____ PM	001-RFR ROUGH FRAMING RESCHECK SF	20250314	310 E VAN EMMON ST	0	04/30/2025	
	Comments1: TYLER 630-818-5505						
PR	_____ PM	002-REL ROUGH ELECTRICAL				04/30/2025	
PR	_____ PM	003-RMC ROUGH MECHANICAL				04/30/2025	
PR	_____ PM	004-PLR PLUMBING - ROUGH				04/30/2025	

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	22:00	002-PHF POST HOLE - FENCE	20250323	2049 SQUIRE CIR	210		04/30/2025
	Comments1: CLASSIC						
BC	23:00 AM	001-PHF POST HOLE - FENCE	20250342	2668 LILAC WAY	378		04/29/2025
	Comments1: HOLES 31" DEEP, MIN IS 36"						
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20250348	405 WEST ST	0		04/23/2025
	Comments1: JOE - 630-385-3929						
GH	22:30	001-PHF POST HOLE - FENCE	20250349	1528 SIENNA DR	77		04/28/2025
	Comments1: DEBORAH 815-744-9390						
PR	_____	001-RFR ROUGH FRAMING RESCHECK SF	20250355	1332 CLEARWATER DR	252		04/28/2025
PR	_____	002-RMC ROUGH MECHANICAL					04/28/2025
PR	_____	003-REL ROUGH ELECTRICAL					04/28/2025
PR	_____	004-PLR PLUMBING - ROUGH					04/28/2025
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20250358	908 GAME FARM RD	0		04/17/2025
GH	23:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W	20250363	2632 MCLELLAN BLVD	0		04/25/2025
	Comments1: PATRICE - 6308559297						
GH	23:00 AM	002-REI REINSPECTION					04/28/2025
	Comments1: PATRICE 630-855-9297 -- 2 ROWS						
GH	13:00 PM	001-ROF ROOF UNDERLAYMENT ICE & W	20250387	451 WINDETT RIDGE RD	62		04/28/2025

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:

ADD	ADDITION	2
AGP	ABOVE-GROUND POOL	2
BDO	COMMERCIAL BUILD-OUT	4
BSM	BASEMENT REMODEL	30
COM	COMMERCIAL BUILDING	8
CON	CONCRETE PAD	1
CRM	COMMERCIAL REMODEL	13
DCK	DECK	6
ESS	BATTERY ENERGY STORAGE SYSTEMS	3
FNC	FENCE	36
IGP	IN-GROUND POOL	7
MF	MULTI-FAMILY (APARTMENT/CONDO)	29
MSC	MISCELLANEOUS	4
PTO	PATIO / PAVERS	27
REM	REMODEL	11
REP	REPAIR	4
ROF	ROOFING	17
RPZ	RPZ - BACKFLOW PREVENTION	1
SFA	SINGLE-FAMILY ATTACHED	136
SFD	SINGLE-FAMILY DETACHED	260
SGN	SIGN	2
SHD	SHED/ACCESSORY BUILDING	1
SLF	SOLAR FARM	2
SOL	SOLAR PANELS	2
TNT	TEMPORARY TENT	1
WIN	WINDOW REPLACEMENT	2

INSPECTION SUMMARY:

ADA	ADA ACCESSIBLE WALK WAY	1
BG	BASEMENT AND GARAGE FLOOR	2
BKF	BACKFILL	22
BND	POOL BONDING	3
BSM	BASEMENT FLOOR	11
EFL	ENGINEERING FINAL SITE	19
ELS	ELECTRIC SERVICE	18
ELU	ELECTRICAL - UNDERSLAB	1
ESW	SEWER / WATER	1
FEL	FINAL ELECTRIC	14
FIN	FINAL INSPECTION	41
FMC	FINAL MECHANICAL	12
FOU	FOUNDATION	25
FTG	FOOTING	28
GAR	GARAGE FLOOR	32
GPL	GREEN PLATE INSPECTION	7
INS	INSULATION	21
MIS	MISCELLANEOUS	3
PH	POST HOLES / PILES	1
PHD	POST HOLE - DECK	2

INSPECTIONS SCHEDULED FROM 04/01/2025 TO 04/30/2025

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
	PHF POST HOLE - FENCE		23			
	PLF PLUMBING - FINAL OSR READY		13			
	PLR PLUMBING - ROUGH		23			
	PLU PLUMBING - UNDERSLAB		35			
	PPS PRE-POUR, SLAB ON GRADE		28			
	PTO PREPOUR BASE FOR PATIO		20			
	REI REINSPECTION		16			
	REL ROUGH ELECTRICAL		33			
	RFR ROUGH FRAMING RESCHECK SFD SFA		35			
	RMC ROUGH MECHANICAL		31			
	ROF ROOF UNDERLAYMENT ICE & WATER		16			
	SEW SEWER INSPECTION		1			
	STP STOOPS		13			
	TRN TRENCH - (GAS, ELECTRIC, ETC)		2			
	UGE UNDERGROUND ELECTRIC		6			
	WAT WATER		26			
	WKS PUBLIC & SERVICE WALKS		26			

INSPECTOR SUMMARY:	BC	BOB CREADEUR	155
	BF	B&F INSPECTOR CODE SERVICE	6
	GH	GINA HASTINGS	273
	GS	GEORGE STEFFENS	22
	PBF	PLUMBER	65
	PR	PETER RATOS	90

STATUS SUMMARY:	A	PR	4
	C	BC	19
	C	GH	28
	C	GS	4
	C	PR	4
	I	BC	136
	I	BF	6
	I	GH	213
	I	GS	5
	I	PBF	60
	I	PR	81
	T	GH	32
	T	GS	13
	T	PBF	5
	T	PR	1

REPORT SUMMARY: 611

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #3

Tracking Number

EDC 2025-38

Agenda Item Summary Memo

Title: Property Maintenance Reports for March and April 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Please see the attached memos.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date April 1, 2025
Subject: March Property Maintenance

Property Maintenance Report March 2025

No property maintenance cases were heard in March 2025.

Case Report

03/01/2025 - 03/31/2025

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20250018	3/31/2025	622 Windett Ridge Rd	Commencing Work without a Permit	TO BE INSPECTED							
20250017	3/31/2025	1124 Western Ln	Chickens Not Contained in Fenced Area	TO BE INSPECTED							
20250016	3/19/2025	2575 Overlook Ct	Commencing work without a Permit	IN VIOLATION							
20250015	3/18/2025	2601 Fairfax Way	Commencing Work W/O Permit	IN VIOLATION							
20250014	3/12/2025	506 W Hydraulic Ave	Junk, Trash & Refuse	IN VIOLATION							
20250013	3/7/2025	102 Worsley St	Occupancy in non-residential structure	TO BE INSPECTED							

20250012	3/5/2025	506 W Hydraulic Ave	Junk, Trash & Refuse	CLOSED	3/5/2025	COMPLIANT					
20250011	3/4/2025	2721 Berrywood Ln	Working without a Permit	CLOSED							
20250010	3/3/2025	1172 Hawk Hollow	MetroNet Damage Installing Cable	CLOSED							
20250009	3/3/2025	106 E Park St	Chickens Not Contained in Fenced Area	PENDING							

Total Records: 10 **4/1/2025**

Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date May 1, 2025
Subject: April Property Maintenance

Property Maintenance Report April 2025

No property maintenance cases were heard in April 2025.

Case Report

04/01/2025 - 04/30/2025

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20250025	4/28/2025	ENTRANCE TO SUBDISION ON CORNEILS RD	DUMPING BUILDING WASTE	COMPLIANT						IN VIOLATION	
20250024	4/28/2025	555 Bluestem	Grass/Weeds Height	IN VIOLATION		IN VIOLATION			4/29/2025	IN VIOLATION	
20250023	4/28/2025	1954 Coneflower Ct	Trailer Parked on Street	CLOSED		COMPLIANT					
20250022	4/24/2025	2048 Squire Cir	Working without a Permit	TO BE INSPECTED							
20250021	4/22/2025	204 Center Pkwy	House in Disrepair/Uninhabitable	CLOSED		COMPLIANT					
20250020	4/15/2025	McLellan Blvd	Construction Debris	CLOSED							
20250019	4/14/2025	444 E Veterans Pkwy	Fallen Tree	CLOSED		COMPLIANT					

Total Records: 7

5/1/2025

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #4

Tracking Number

EDC 2025-39

Agenda Item Summary Memo

Title: Economic Development Reports for April and May 2025

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151

Monthly Report – May 2025 EDC Meeting - The United City of Yorkville

April 2025 Activity New Development:

- **We Rock the Spectrum Kid's Gym – 1435 Cannonball Trail – Courthouse Square: Amy and James Allen**, owners of **We Rock the Spectrum** in Shorewood, are opening a new location in Courthouse Square at 1435 Cannonball Trail. This 5476 square foot space has been vacant since Dollar General closed. We Rock the Spectrum Kid's Gym is a franchised play space that caters to families with children of all abilities, with special considerations for those with sensory processing disorders, and provides a space with specially designed sensory play equipment to allow individuals of all ability levels to play and grow together. More information about their inclusive philosophy can be found on their website at https://werockthespectrumshorewood.com/ . Opening is planned for July 2025.
- **Bowlero/Raging Waves Waterpark – 4000 N Bridge St: Raging Waves Waterpark** plans to open for their 2025 season on **May 24, 2025**. Attached you will find an itemized list of facility enhancements provided by Dawn Witt that were made to the waterpark during the 2024-2025 off-season. See attachment.
- **America's Best – 935 Erica Ln – Kendall Marketplace:** National retailer **America's Best** will occupy the 4315 square foot space at 935 Erica Ln in Kendall Marketplace. America's Best has over 1000 locations across 31 states. The brand continues to grow as a trusted provider of quality eye care and eyewear, with a focus on affordability. This space has been vacant since Design 99 retail store closed and is currently undergoing renovations to create two general consultation rooms and one contact fitting space, along with a generous display area for designer frames. The target opening for America's Best is July 18th, 2025.
- **Dhuse Chiropractic – 1625 Wing Rd:** Yorkville's own **Dr. Kyle Dhuse** is relocating his chiropractic office, **Dhuse Chiropractic**, to the approximately 1500 square foot location at 1625 Wing Rd. Dr. Dhuse is proud to serve the community he grew up in and the surrounding area by providing convenient and affordable chiropractic care. Dr. Dhuse's practice focuses on treatments that emphasize rehabilitation and exercise, specializing in the care of patients ranging from adolescents to the elderly. He is planning to open at the new location in July 2025.
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- **Elase Med Spa – 942 N Bridge St – Walnut Plaza:** Images Med Spa is rebranding to **Elase Med Spa** in June of 2025. This will be the first Illinois location for the brand, which currently has 16 locations: 10 in Florida, 5 in Utah, and 1 in Idaho. They will continue to provide the community with a wide variety of top-notch skincare services and aesthetic treatments.
- **Precision Response Solutions – 1211 Deer St, Unit A: Precision Response Solutions (PRS)** is a fire recovery and investigation assistance service that is run by a team of industry veterans, including Yorkville's own **Patrick Winninger**. PRS offers emergency support for fire departments and investigators, government agencies, insurance companies, and homeowners through emergency shoring, demolition, and structural stabilization. The PRS team provides additional support through evidence management and investigation. PRS opened in the 5,000 square foot space on April 1, 2025.
- **Moon Phaze Boutique – 664 W Veterans Pkwy, Unit F – Cannonball Run:** Owner **Amanda Brickey** began **Moon Phaze Boutique** as a small booth specializing in metaphysical goods and alternative fashion inside True North Antique Mall in Morris in 2021. Due to the ongoing success of her business and driven by a passion for entrepreneurship, Amanda expanded Moon Phaze into a full-scale 1,800 square foot location at 664 W Veterans Parkway. Moon Phaze Boutique opened on April 26th, 2025.

April 2025 Previously Reported Updates:

- **Salsa Verde – 1508 N Bridge St:** Yorkville's own **Arechiga Family** is relocating and expanding their **Salsa Verde Restaurant** to the former Arby's location on Route 47. The new space is approximately 3,200 square feet and includes a drive-up. Their original location is 1,800 square feet. Salsa Verde prides itself in redefining the concept of modern, fast-casual food by proudly serving delicious dishes prepared from authentic Mexican recipes in a friendly, vibrant environment. They hope to be open in the new location in May of 2025.

- **Blank SL8 – 219 S Bridge St:** The former FRET Wine Bar & Theatre has changed ownership and has reopened as a new concept special event space called **Blank SL8**. New business owners **Earl Holmes** and his wife **Stephanie (Stef)** of Oswego opened on April 19, 2025, at 219 S Bridge St, in Downtown Yorkville. **Blank SL8** is an intimate venue for hosting small to medium-sized special events, including birthday parties, corporate events, bridal and wedding showers, etc. Clients bring in their own vendors for services such as photography and food to make each event unique and affordable. The Chamber Ribbon Cutting and Grand Opening are planned for May 22nd, 2025.
- **JEMS2 Property Management – 904 S. Bridge St:** Yorkville resident **Michael Holzer** is constructing a new building at 904 S. Bridge St. Once complete, the new 2100 square foot building will house the **Brenda Holzer Memorial Foundation** and will look to open late 2025. Additional information about the foundation can be found by visiting their website at www.bhmemorialfoundation.org.
- **Nothing Bundt Cakes – 731 Erica Ln – Kendall Marketplace: Faisal Raja** will be opening his ninth **Nothing Bundt Cakes** location in Kendall Marketplace. Taking over the 2250 square foot former Kendall Meat Company location at 731 Erica Ln, **Nothing Bundt Cakes** will offer your favorite bundt cake treats baked in-house, on-site. Faisal and his team have already partnered with Yorkville schools in the past to collaborate on fundraisers, and they are excited to continue to support the Yorkville Community from this new location. Opening date is planned for Summer of 2025.
- **Complete Medical Recovery (CMR) – 129 Commercial Drive, Unit 9 – Yorkville Business Center: Dr. Eric Andersen** is leading an outstanding group of medical providers, in a relocation and expansion for their businesses. This group currently practices at 1949 S Bridge Street (Fountain Village Center) in 2,300 square feet of space. They purchased their new 12,300 square foot, two-story space on January 6, 2025. There will be a 1,000 square foot fitness studio on the first floor that will open on March 15th; this is new to their practice. All of the medical providers will move into the new expanded location on May 5th, 2025. These include Walton Chiropractic, A Touch of Ginger, Complete Muscle Recovery, Complete Medical Recovery, Complete Mind Recovery and Complete Medical Radiance. They will also offer access to an infrared sauna, hyperbaric chamber, and a retail store for purchase of supplements. You can learn more amount this practice by visiting their website www.cmrhealthgroup.com
- **The District Salon Suites, A Collection of Industry Professionals – 201 W. Hydraulic: Katie Ash** entrepreneur and owner of **Salon Social** in downtown Yorkville, is opening an additional new business in the former Yorkville Parks and Rec building. The Williams Group purchased this building from the City in September 2024. The District Salon Suites will occupy the nearly 4,000 square foot space, and plans to be open June 1st, 2025. The building will be a fully renovated facility with 15 luxury salon suites on site, which are currently 50% leased. The District will house stylists who have graduated from commission salons, have spent years building a clientele, and can now support self-employment.
- **Kharisma's Kuddles – 104 E. Schoolhouse Rd: Kharisma Benard** will open a daycare for children ages 2 to 6, and also offer before and after school care for elementary school children at this location. She is going through approvals with DCFS at this time and hopes to be open later this year.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** has begun construction to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor rooftop bar, and 4 additional floors of hotel rooms. **The hotel "flag" is HYATT STUDIOS.** This hotel type is a new offering for the "Hyatt" brand, and the first of these offerings will open in 2025 nationwide. The goal is an opening early 2026.
- **Children's Courtyard – 708 E Veterans Parkway – Heartland Center:** Children's Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children's Courtyard, which specializes in offering an active learning experience. This building was formerly The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building received a complete interior renovation, adding state-of-the-art equipment and upgrading the playground. You can learn more by visiting their website https://www.childrenscourtyard.com. Director Jessica Wathen has scheduled the Grand Opening for May 16, 2025, from 3:30-6:30pm. The Grand Opening is open to the public and will have family activities including alpacas, face painting, Foxy's Ice Cream truck, and more. They will be open for enrollment at that time.
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business that has purchased this property. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an $11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction began on February 17th, 2025. Opening for Yorkville's QuikTrip is slotted for November 2025.
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings, and land to purchase. Information will be forthcoming.

Respectfully submitted,

Lynn Dubajic Kellogg & Katelyn Gregory
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630-209-7151 630-800-0574

RAGING WAVES WATERPARK
2024-2025 Off-Season Updates and Improvements

ATTRACTION UPDATES

- A new LED video screen, will be added to the back wall of the Barrier Reef Wave Pool. Sports, movies, music videos and more will add excitement to your day as you enjoy the waves
- More tubes and family rafts at multiple slides to help lines move faster
- New special events throughout the season for families and adults

PARK ENTRANCE UPDATES

- More Guest Service windows for faster service
- More bag check tables and ticket scanners for faster park entry
- Shade structures are being added to the park entrance to keep our Guests comfortable

PARK AMENITY ENHANCEMENTS

- Multiple new VIP cabanas are being constructed, along with an exclusive cabana check-in counter
- More lockers will be added across multiple locations
- Lush, new landscaping and walkway improvements
- New state-of-the-art audio system to boost sound quality and create a festive ambiance

FOOD & BEVERAGE ENHANCEMENTS

- Faster moving lines at Shark Bite Cafe and Hungry Croc thanks to larger order windows and behind-the-scenes improvements
- New food & beverage offerings including gourmet popcorn and frozen cocktails
- New, shaded group picnic pavilions with an adjacent volleyball/activities area will be added for catered groups of 50 to 500 plus

Along with these improvements is a fresh update of paint everywhere – things are looking very fun! We will have all new point of sales systems throughout the park, this will be more current technology which in turn will be quicker for our guests and improve their experience, including at the parking booths.

We will have much of the same management staff which will be great in keeping the values of Raging Waves and importance of family fun in the forefront of our business model. Our goal is to continue to be a great asset for the United City of Yorkville!

651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151

Monthly Report – June 2025 EDC Meeting - The United City of Yorkville

May 2025 Activity New Development:

- **Home Run Hot Dogs & Lemonade – 109 N Bridge St – Riverside Plaza:** Family-owned and operated, **Home Run Hot Dogs & Lemonade** is taking over the 748 square foot space at Riverside Plaza, formerly Iconic Coffee. This will be their first brick-and-mortar location, boasting a Wrigley Field-themed interior and a menu lineup of Vienna Beef hot dogs, burgers, Polish Sausage and Italian beef, and fresh-squeezed lemonade. Renovations are also set to include a pass-through window to allow patrons to order and enjoy their meal from inside Fox Republic Brewing. Owner **Joseph Orto** and his family opened Home Run Hot Dogs & Lemonade in February of 2021. The Ortos have a current location inside the concession stand at Blackberry Farm in Aurora and operated previous temporary locations at several local antique markets, Stuart's Sports Complex, and the Batavia Boardwalk shops in 2024. Look for Home Run Hot Dogs & Lemonade to open in Summer 2025.
- **Italian Soda House – 600 E Veterans Pkwy:** Owners **Michael LaPidus** and **Robert Taft** are bringing a taste of Italy to Yorkville. The 5476 square foot space, formerly Silver Fox, is undergoing an ambitious transformation that will surprise and delight diners with a unique experience. With an atmosphere full of charm and a little whimsy, the **Italian Soda House** will be a jewel in Yorkville's blossoming boutique restaurant scene. Italian Soda House will feature a menu filled with classic Italian favorites and adventurous new offerings made from fresh, high-end ingredients, authentic gelato, and an Italian soda bar. Target opening is Summer 2025.
- **Subway – 1207 N Bridge St:** Yorkville **Subway** received a full cosmetic refresh to the 1500 square foot location on Route 47, to reflect the brand's new, modern style. Business owner **Hetal Surati** is excited for patrons to enjoy the brighter interior, new digital menu boards, and modern feel to the space. Hetal purchased the Yorkville location in March of 2023 and owns 5 additional locations. Following a week of closure for remodeling, Subway is now open and will be hosting a customer appreciation day on June 6th, 2025, where customers can enjoy a buy one, get one free deal on 6-inch and footlong sandwiches.

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Respectfully submitted,

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630-209-7151 630-800-0574

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #5

Tracking Number

EDC 2025-40

Agenda Item Summary Memo

Title: Project Steel (Prologis) – Annexation, Rezone, PUD & Preliminary Plan

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Requests for annexation, rezoning, Planned Unit Development (PUD), and Preliminary PUD Plan for an approx. 540-acre data center campus.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

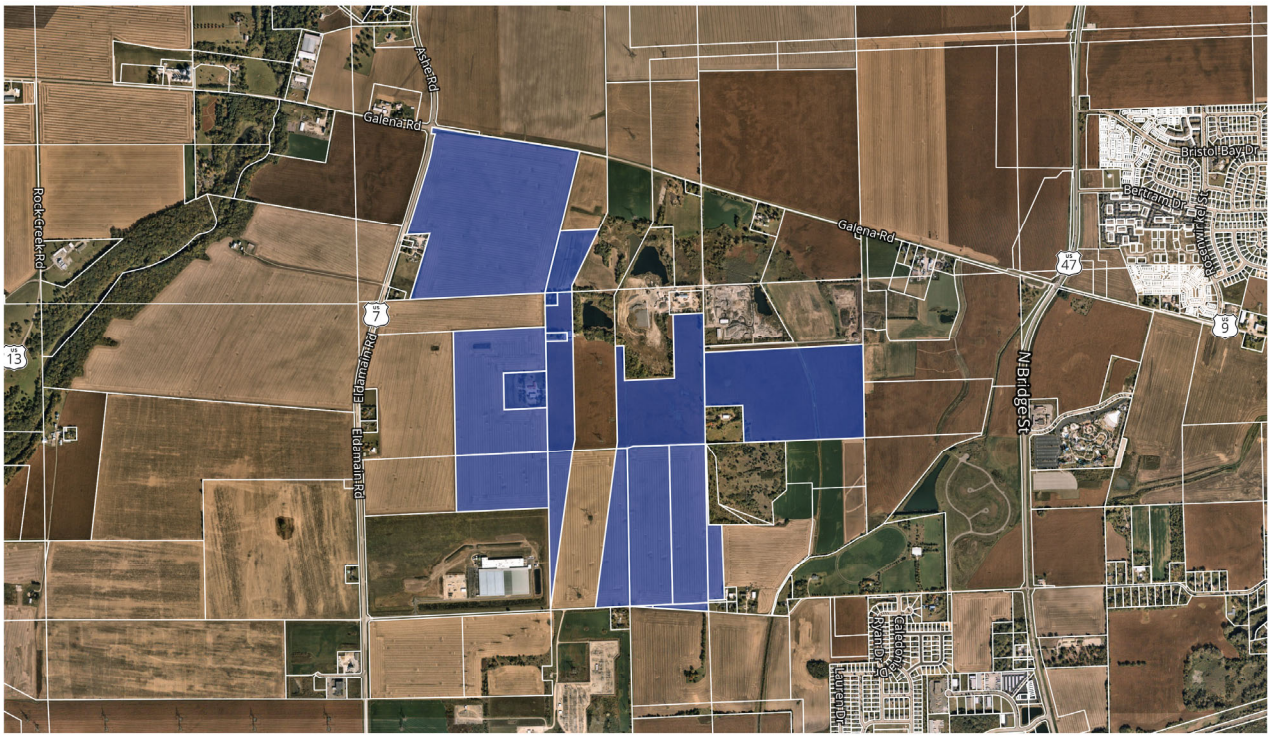
To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: May 29, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus and On-Site Substation Development

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REQUEST SUMMARY:

Prologis, L.P., as the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. and Marilee Foltz, is seeking approval to annex sixteen (16) parcels totaling approximately 540 acres (the subject property) into the City. These parcels are proposed to be developed as part of a master-planned, high-tech data center campus. In addition to annexation, the petitioner is requesting rezoning of the property to the M-2 General Manufacturing District, special use approval for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan.

Originally planned with twenty-four (24) two-story data center building totalling over 9.5 million square feet, the revised data center campus has a phased development plan for eighteen (18) two-story buildings totaling approximately 6.8 million square feet with three (3) electrical substations, associated stormwater detention basins, equipment yards, and a request for the vacation of the W. Beecher Road right-of-way. Development is planned in three (3) phases, with each phase including six (6) data center buildings, one (1) substation, and three (3) stormwater basins. If approved, initial construction is anticipated to begin in the summer of 2027, with full campus buildout projected over a 20-year period.



PROJECT STEEL - DATA CENTER

United City of Yorkville, Illinois
Date: March 17, 2025
Data: Kendall County

PROPOSED ANNEXATION:

The subject property area for the proposed data center campus is comprised of sixteen (16) unincorporated parcels totaling 540-acres, as detailed below:

PIN	ACRES	OWNER	JURISDICTION
02-06-300-011	142.82	ROSENWINKEL FAMILY TRUST ET AL 501	UNINCORPORATED
02-07-100-007	55.89		UNINCORPORATED
02-07-300-002	33.24		UNINCORPORATED
02-07-400-002	34.18		UNINCORPORATED
02-07-400-003	41.97		UNINCORPORATED
02-07-400-004	36.71		UNINCORPORATED
02-08-300-004	8.27		UNINCORPORATED
02-08-100-007	82.31		UNINCORPORATED
02-18-200-002	0.19		UNINCORPORATED
02-18-200-003	2.01		UNINCORPORATED
02-07-200-010	25.40	GEORGE JR OSTREKO ET AL	UNINCORPORATED
02-07-200-001	1.24		UNINCORPORATED
02-07-200-008	52.30		UNINCORPORATED
02-07-100-008	9.89	MARY AUER	UNINCORPORATED
02-06-400-005	12.48		UNINCORPORATED
02-07-200-009	1.01	JERRY G MARILEE FOLTZ	UNINCORPORATED
TOTAL	**539.91**		

The petitioner is requesting annexation of all sixteen (16) parcels within the subject area, with a simultaneous request to rezone the property to the M-2 General Manufacturing District. Contiguity with the existing City of Yorkville corporate limits is established via adjacent properties, including the Hagemann and Bright Farms parcels to the west, Westbury South Village to the south, and the Bennett and Yorkville Renewables Solar Farm properties, along with Westbury East Village, to the east.

An annexation agreement with the City will be required, and a plat of annexation will be included as an exhibit to the annexation ordinance, to be prepared by the City Engineer. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the City is initially zoned R-1 Single-Family Suburban Residential. Accordingly, the petitioner is seeking to rezone the subject parcels directly to the M-2 District upon annexation.

PROPOSED REZONING:

As previously noted, the petitioner is seeking to rezone the subject property for the proposed data center campus to the **M-2 General Manufacturing District**. According to Table 10-3-12(B) of the Yorkville Unified Development Ordinance (UDO), both "data center" and "electric substation" are permitted uses within the M-2 District, with data centers classified as Energy Industrial Uses.

The following are the current immediate surrounding zoning and land uses of the subject property which provides context for the existing development patterns in the area and helps assess the compatibility of the proposed use with adjacent properties and overall community planning objectives:

	Zoning	Land Use
North	A-1 (Kendall County) M-1 Limited Manufacturing (Kendall County) M-3 Manufacturing Special Use (Kendall County) Galena Road (Rte. 30)	Farmland Agricultural Earth Materials Extraction, Processing and Site Transportation Land Use

East	A-1 Agricultural (Kendall County)	Farmland
	A-1 Agricultural Special Use (Kendall County)	Farmland
	A-1 Agricultural Special Use (Yorkville)	Farmland (Solar Farms)
	R-2 Single-Family Traditional District	Farmland (Westbury East Village)
	Beecher Road	Transportation Land Use
South	A-1 Agricultural District Special Use (Kendall County)	Camp Mutty Paws (Dog Kennel)
	M-1/M-2 Limited/General Manufacturing (Yorkville)	Bright Farms
	R-4 General Multi-Family Residence District	Farmland (Westbury South Village)
	Commonwealth Edison – Transmission Station	Utility Land Use
	Corneils Road	Transportation Land Use
West	M-2 General Manufacturing District (Yorkville)	Farmland (Hagemann)
	M-1 Limited Manufacturing (Kendall County)	Auto Repair (Jet's Towing)
	A-1 Agricultural/R-1 District (Kendall County)	Residential Land Use
	Eldamain Road	Transportation Land Use

Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.

PLANNED UNIT DEVELOPMENT (PUD):

Data centers are critical facilities that house computing systems and related hardware such as servers, data storage devices, and network infrastructure. They serve as the backbone for IT operations and provide the physical space necessary for storing and managing a company's digital data. To ensure operational continuity, data center developments typically include backup power generators capable of maintaining service during electrical outages.

In the City of Yorkville, Section 10-8-8 of the Unified Development Ordinance (UDO) outlines the standards for Planned Unit Developments (PUDs), which allow for flexibility in zoning regulations provided that any proposed modifications are clearly identified, demonstrate compatibility with the surrounding area, are necessary for the effective development of the site, and meet at least one of the modification standards listed in Section 10-8-8(D). The proposed data center campus aligns with the following **two (2) modification standards**:

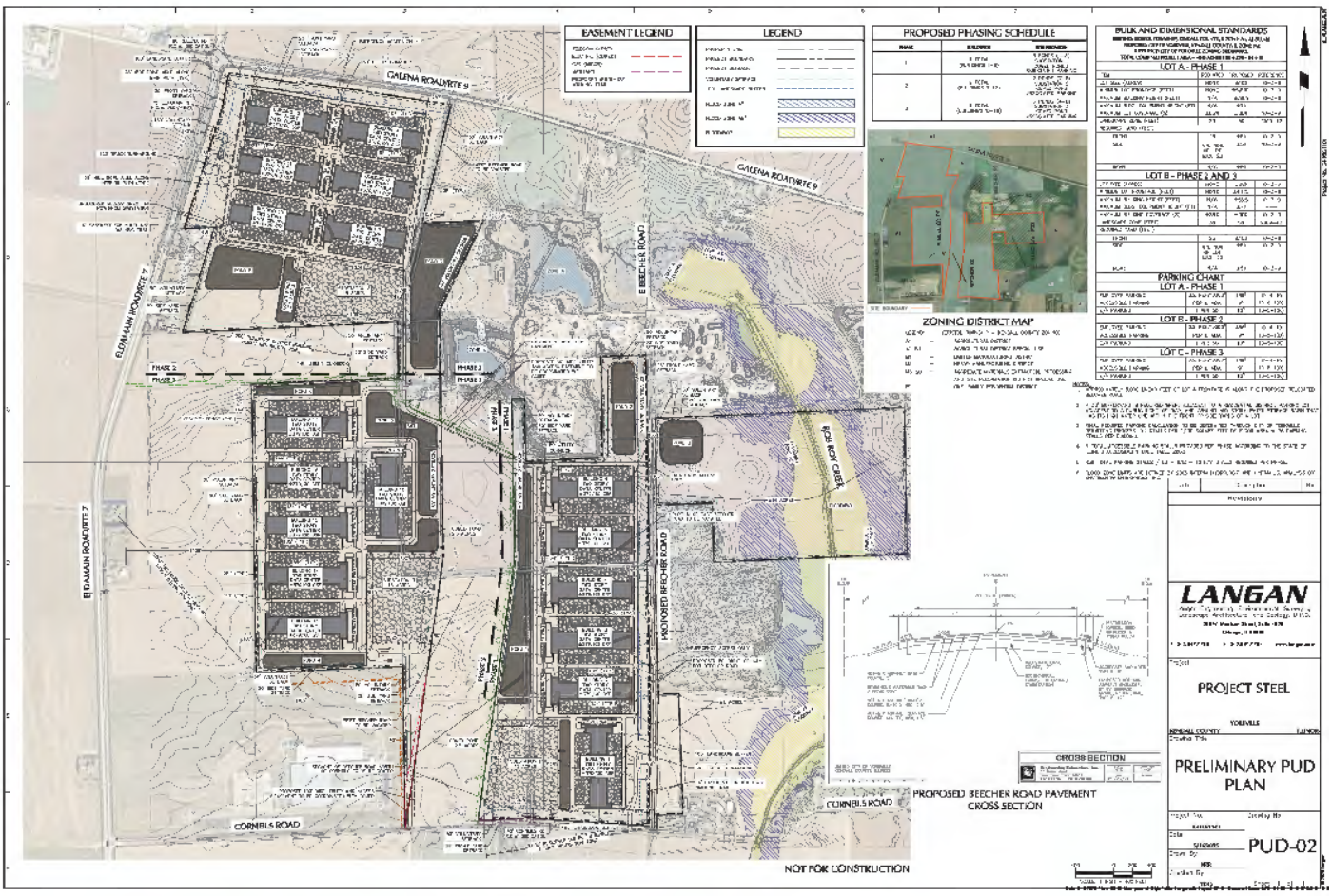
- Modification Standard #11, "**Funding or Construction of Public Roadways**," by incorporating roadway improvements adjacent to the site that are consistent with the City's Comprehensive Plan, the Kendall County Long-Range Transportation Plan, or other locally adopted transportation plans.
- Modification Standard #12, "**Regional Utility Improvements**," as it includes the extension of public water and sanitary services through the site, enabling future connections by surrounding properties and creating opportunities for recapture payments to the developer.

The petitioner has provided written responses addressing the special use and PUD standards, which will be entered into the record during the public hearing process. A detailed Planned Unit Development Agreement will also be prepared by the City Attorney to outline all conditions and provisions associated with the development of the data center campus.

PROPOSED PRELIMINARY PUD PLAN:

The Project Steel site plan outlines a large-scale, master-planned data center campus development organized in a rectilinear grid layout across approximately 540 acres. The campus features eighteen (18) two-story data center buildings oriented generally in a horizontal direction and spaced strategically to

allow secure and functional access between structures. There are also three (3) 15-acre substations, and eight (8) stormwater management basins placed throughout the site to support each phase of development. The layout includes designated interior parking areas placed away from external view of the adjacent roadways, all surrounded by security fencing. An approximately 84-acre area east of the proposed realignment of E. Beecher Road is reserved for future development and currently is not planned for data center buildings.



The primary vehicular entryway access is primarily off Eldamain Road and Corneils Road accompanied by various emergency/secondary access points on Galena, E. Beecher, Eldamain and Corneils roads. These points of access will have guarded stations requiring extensive security verification before entry. Internal circulation is provided throughout the campus with a connecting roadway across the existing ComEd easement. Landscaped buffers are integrated for screening and enhanced plantings at each entryway is also provided. Residential restriction zones and proximity to nearest residential structures are also indicated on the proposed preliminary PUD site plan.

The preliminary plan is considered an initial draft that outlines the petitioner's intended layout for a future final plat of subdivision, including all proposed site improvements. Typically, preliminary plans are valid for twelve (12) months. However, for Planned Unit Developments (PUDs), which are considered special uses, the approved plans expire only after three (3) years from approval if no Building Permit is issued and no portion of the property is final platted.

PHASING OF DEVELOPMENT:

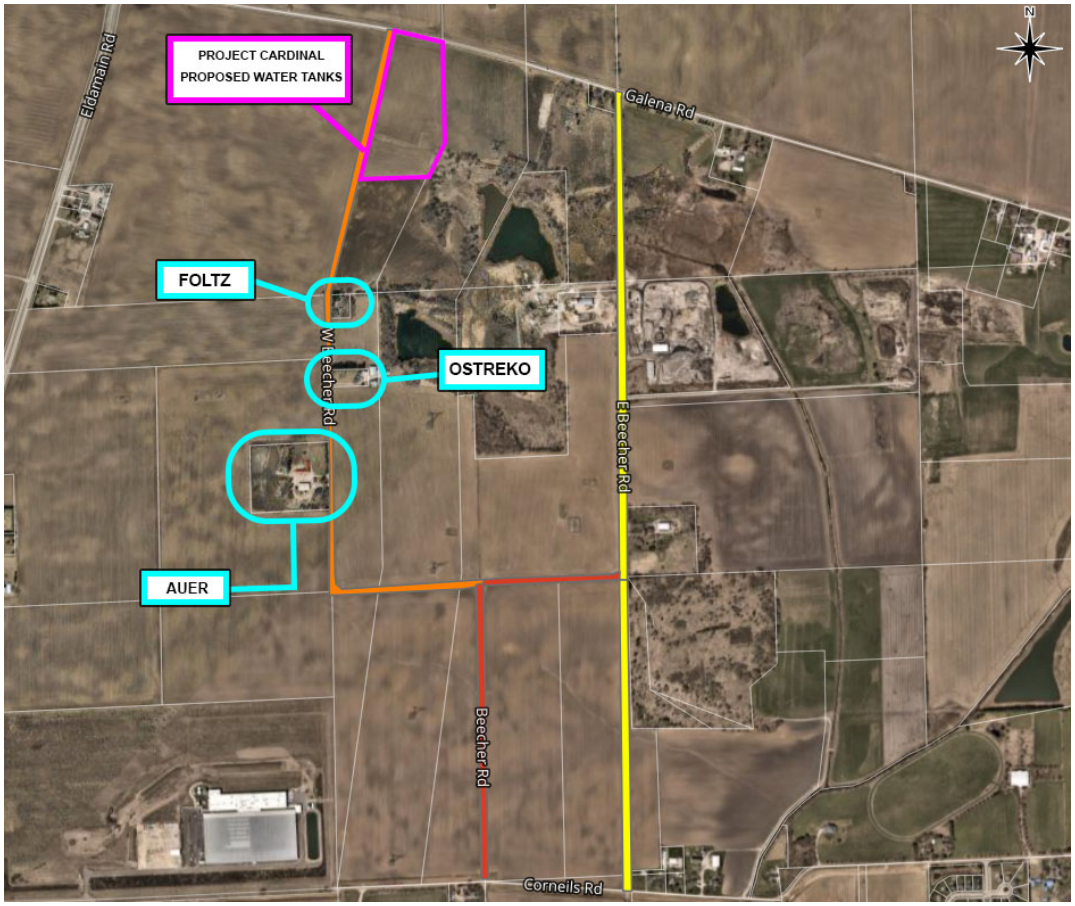
The Preliminary PUD Plan for Project Steel outlines a defined phasing strategy to support a scalable and organized build-out of the data center campus. The development is divided into three (3) phases. **Phase 1** includes six (6) data center buildings (#1–6) located in the northwest portion of the site, near the

intersection of the realigned E. Beecher Road and Corneils Road. This phase also includes three (3) stormwater ponds (#1–3), a ComEd substation with an associated detention pond, and related parking areas. **Phase 2** features another six (6) buildings (#7–12), positioned in the southeast corner of the site at the intersection of Eldamain and Galena Roads. This phase includes two (2) stormwater ponds, a substation with surface detention, and associated parking. It also requires the vacation of the existing W. Beecher Road to accommodate the planned layout. **Phase 3**, the final stage, encompasses buildings #13–18 situated in the central portion of the property. This phase includes three (3) additional stormwater ponds (#4–6), a ComEd substation and basin, and supporting parking areas. According to the developer, the full build-out of all three phases is expected to occur over a **20-year timeframe**.

This phased approach provides flexibility for the developer, allowing portions of the campus to become operational while additional phases are still under construction. It also enables the City to monitor and manage impacts more effectively as the site develops. <u>According to Project Steel's narrative, construction of the first phase is expected to begin in the summer of 2027. While the developer has expressed a willingness to proceed with development from west to east, the viability of this approach will largely depend on ongoing discussions with ComEd regarding power design and delivery, which will require further coordination moving forward.</u>

VACATION OF W. BEECHER ROAD

As previously noted, the layout of the proposed data center campus will require the vacation of the existing W. Beecher Road. This approximately 5,000-foot stretch of two-lane rural roadway lies 0.5 miles east of Eldamain Road and intersects with Galena Road in the northwest quadrant of the proposed Project Steel development. The road curves east at a 90-degree angle for about 1,300 feet before terminating at a T-intersection with East Beecher Road. From there, it continues south as Beecher Road, ultimately intersecting with Corneils Road. This underutilized, unincorporated section of roadway is currently maintained by Bristol Township and provides access to three residential parcels owned by Jerry G. & Marilee Foltz, George Ostreko, and Mary Auer. All three property owners are parties to the development applications, and their homes will be demolished during construction (see map below).



Upon annexation of the subject parcels under Project Steel, jurisdiction over W. Beecher Road will transfer to the City of Yorkville. As such, the petitioner is requesting that the city vacate W. Beecher Road, allowing for its removal along with the residential structures mentioned above. The area will then be redeveloped with substations, retention ponds, data center buildings, and open space as part of the campus design. If the roadway is not vacated, Yorkville's ordinance requires the improvement of W. Beecher Road to current city standards, at the cost of the developer. This would significantly impact the layout and developable area of the irregularly shaped site.

It is also important to note that an approximately 18-acre parcel, located immediately east of W. Beecher Road and south of Galena Road, is proposed to contain above-ground water storage tanks as part of Project Cardinal's data center development. Although the current residential parcels will no longer require access to W. Beecher Road, consideration must be given to future access needs for the adjacent 18-acre parcel, which is under contract and planned for development as part of Project Cardinal. The request to vacate the roadway will require a separate public hearing process. Staff recommends advancing this request through the Public Works Committee and City Council meetings, only if the annexation, PUD, and preliminary PUD plan request are approved.

REQUESTED PUD DEVIATIONS:

The petitioner has listed **thirteen (13) proposed deviations** from the base M-2 General Manufacturing District standards as part of the PUD and Preliminary Plan. Upon staff review and analysis of the submitted plans, the following is a summary of staff's recommendations:

1. *Building Setbacks* - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN (Phase 1)**	PROPOSED MINIMUM SETBACKS **SITE PLAN (Phases 2-3)**
FRONT YARD (Eldamain Road & Beecher Road)	25'	**80'**	**150'**
INTERIOR SIDE/CORNER YARDS (North – Galena Road/South-Corneils Road)	Min. 10% of lot/Max. 20'	**50'**	**50'**
REAR YARD (ComEd Right-of-Way)	0'	**50'**	**50'**

The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. Due to the irregularity of the subject property configuration, Eldamain Road and the proposed relocated E. Beecher Road are the established front yards, Galena and Corneils Roads are the interior side/corner yards, and the ComEd right-of-way is the established rear yard.

The petitioner seeking a zero (0) foot building setback for all yards on future plats for buildings within the data center campus, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots. Staff is supportive of this request but recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

2. *Permitted Uses* - Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance. Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance (**Deviation #2**).

   The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development but has indicated the data center campus will not utilize battery storage related uses which are currently permitted in the M-2 District. Staff recommends granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of twenty (20) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.

3. *Maximum Building Height* - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. The proposed buildings will not exceed 56.5 feet in height to the top of the structure and 70 feet to the top of the rooftop equipment. While the petitioner has stated rooftop equipment is needed in some areas, they will identify the proposed locations and screening measures on the plans, which will be presented to the City Council for approval.

   Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. Additionally, no rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.

4. *Maximum Lot Coverage* – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 30% in Phases 2 and 3.

5. *Parking Requirements* - According to the Preliminary PUD Plan submitted, there are **1,368** total parking spaces and **27 accessible parking** spaces to be provided on the property to accommodate the proposed eighteen (18) building data center campus and electric substation uses. However, the total **minimum required parking** for the subject property is **2,052 spaces**, including **31 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 41 electric vehicle charging stations** and the petitioner proposes to install **30 electric vehicle** charging stations **(Deviation #3)**. See the table below:

Location	***Sq. Ft.***	***Provided Parking Spaces 0.2 Per 1,000 Sq. Ft.***	***Parking Required 0.3 Per 1,000 Sq. Ft.***
	Phase 1		
Building 1	379,100	76	114
Building 2	379,100	76	114
Building 3	379,100	76	114
Building 4	379,100	76	114
Building 5	379,100	76	114
Building 6	379,100	76	114
	Phase 2		

Building 7	379,100	76	114
Building 8	379,100	76	114
Building 9	379,100	76	114
Building 10	379,100	76	114
Building 11	379,100	76	114
Building 12	379,100	76	114
Phase 3			
Building 13	379,100	76	114
Building 14	379,100	76	114
Building 15	379,100	76	114
Building 16	379,100	76	114
Building 17	379,100	76	114
Building 18	379,100	76	114
TOTAL	**6,823,800**	**1,368**	**2,052**

The petitioner is requesting a variance from the UDO required 0.3 spaces per 1,000 to 0.2 spaces per 1,000. Staff is supportive of the requested deviation and recommends accepting a fee in lieu of the required electric vehicle (EV) charging station infrastructure for any stations not provided below the threshold of 41. The petitioner has indicated they will evaluate the feasibility of installing some or all of the required EV infrastructure on-site and will determine whether it is more cost-effective to proceed with installation or to pay the fee in lieu. Should the petitioner choose the fee-in-lieu option, the collected funds would be allocated toward the installation of EV charging stations in the downtown area or at other public facilities.

6. *Vehicular Cross Access* - Per Section 10-5-1-F of the Unified Development Ordinance, cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses is required (**Deviation #5**).

   The site features a total of nine (9) access points, which includes three (3) primary drives – two from Cornelis Road and one from Eldamain Road. Additionally, there are three (3) identified emergency access drives – two on the proposed realigned E. Beecher Road and one on Galena Road. There is a singular proposed "unsecured access" point on Eldamain Road direct to Substation #2 and two additional direct access points to Substation #1 off Corneils Road. All access points connect to an internal 30-foot-wide looped roadway system, which provides circulation throughout the development, linking all 18 data center buildings, three (3) substations, and eight (8) stormwater basins.

   The petitioner also provided a Trip Generation Technical Memo prepared by Langan providing basic trip generation modeling for the originally proposed 24-building data center campus at full buildout. That preliminary report estimated a daily total of 1,440 trips.

   Due to the impracticality and security concerns of requiring the data center providing vehicular access to adjacent properties, the petitioner is seeking relief from providing cross access. Staff is supportive of this request, but further recommends an updated traffic study and a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.

7. *Pedestrian Circulation* - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails (**Deviation #6**).

   The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use. Staff is supportive of this request. In consideration of the requested waiver, staff recommends the

petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:

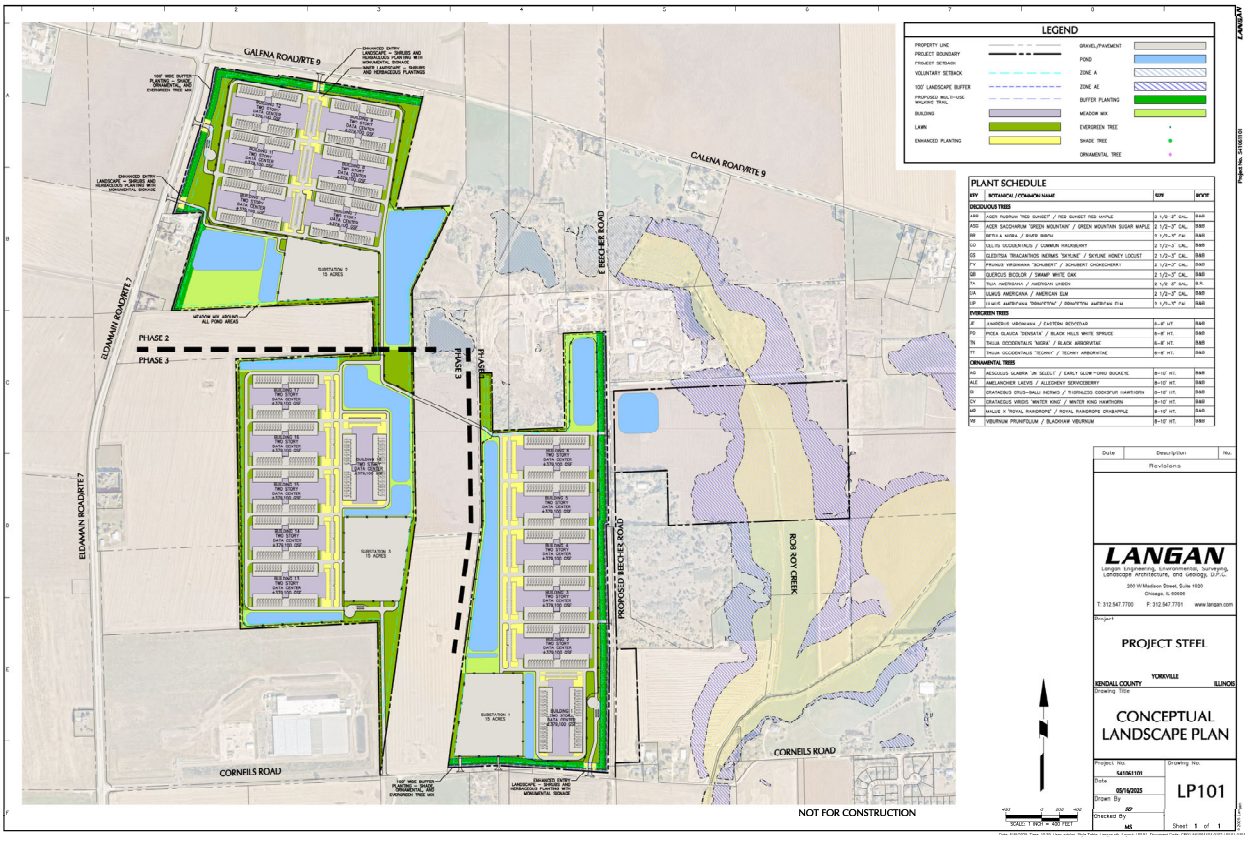
1. **Along E. Beecher Road from Corneils Road to Galena Road.**
2. **Along Eldamain Road to Galena Road.**
3. **Along Corneils Road to E. Beecher Road**

8. *Off-Street Loading* - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided (**Deviation #7**).

   The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property. Staff is supportive of this request.

9. *Landscaping* - Section 10-5-3 establishes landscape standards for new developments. The following landscape requirements would apply to this development: building foundation landscaping, parking area perimeter landscaping, parking area interior landscaping, and transition zone landscaping **(Deviation #8**).

   The petitioner has submitted the following landscape plan and is seeking relief from all minimum landscaping requirements.



The proposed concept landscape plan illustrates native and ornamental plantings strategically integrated throughout the site, including evergreen screening, ornamental shade trees, and deciduous shrubs. The plan also features regional trail connections and greenway buffers along the east side of the site adjacent to Rob Roy Creek. Landscaping is emphasized at gateway entries, around substations, and within interior parking areas. Finally, extensive perimeter landscaping buffers are proposed along all major roadways and adjacent property lines, including

Eldamain, Corneils, and Galena Roads, to visually screen the campus and soften the development's visual impact.

While staff is supportive of the requested deviation, as the petitioner has indicated a 100' Transition Type D Zone Landscape Buffer surrounding the data center campus which includes a mix of shade, ornamental, and evergreen trees, staff further recommends an 8-foot-tall berm along the areas of the data center campus perimeter that abuts existing residential, such as the frontages along Corneils Road, E. Beecher Road, Eldamain Road, and Galena Road. The petitioner is still evaluating the feasibility of berms in certain areas and recognizes that the berm, landscaping, and building elevation discussions are all interrelated.

10. *Mechanical Screening* – Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

    Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing matching the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units located within penthouses.

    Staff recommends that major mechanical equipment, including backup generators, chillers, and HVAC units be located on the sides of buildings or areas farthest from nearby residential structures. If rooftop placement is proposed, the equipment should be enclosed in penthouses with sound-dampening construction and utilize the quietest available technology, such as hospital-grade mufflers. Regardless of location, all major mechanical equipment must be fully enclosed or screened by solid barriers to minimize visual and noise impacts.

    Staff has engaged a sound engineer to evaluate the preliminary PUD plan, taking into consideration the surrounding existing and future land uses, and prepare a report regarding recommendations for noise mitigation and location of outdoor mechanical equipment. The sound engineer has prepared preliminary recommendations (see attached) which will be conditions of the special use for Planned Unit Development (PUD) and will also review the petitioner's building permit applications for noise control design and analysis.

11. *Lots* – Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways (**Deviation #10**).

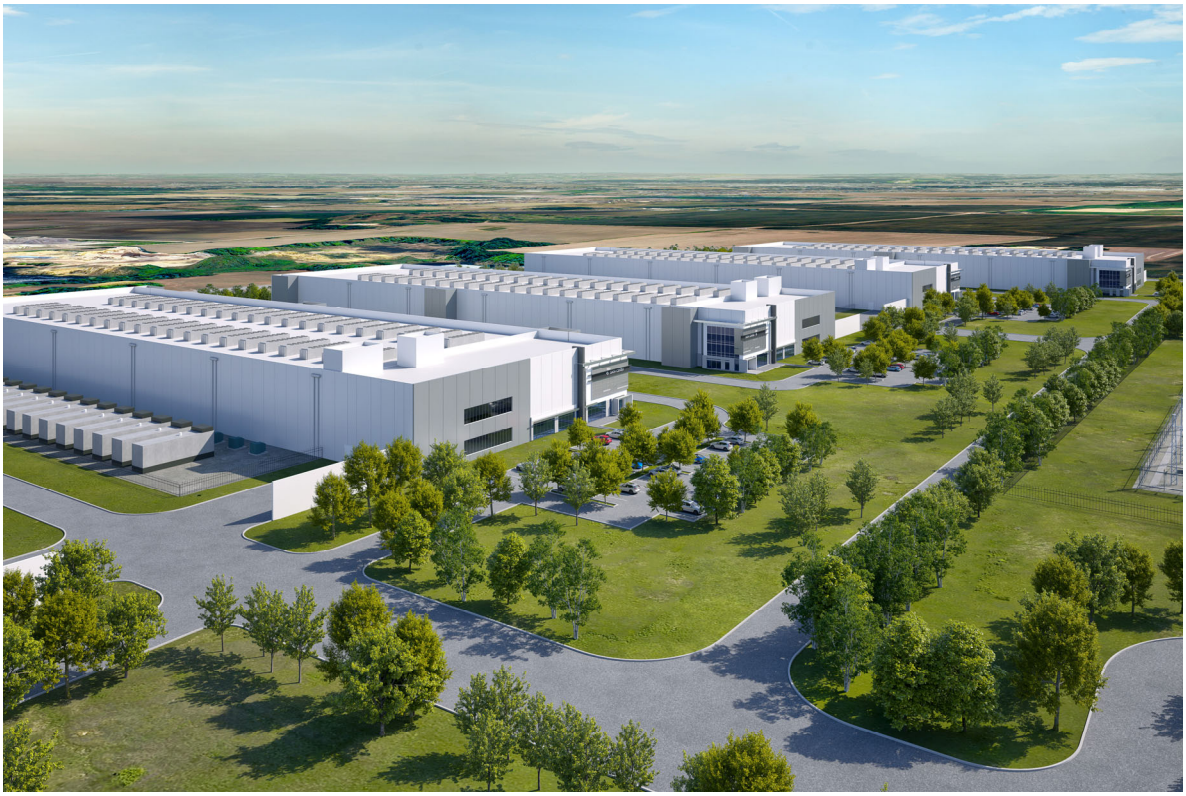
    The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus. Staff is supportive of this request.

12. *Appearance Standards* - Per Section 10-5-8-C-4 Industrial Uses, masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

    The petitioner has submitted exterior building renderings (see following page) featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance. While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to

present an aesthetically acceptable appearance on the long blank expanses of the side facades. (**Deviation #11**).

<u>Staff recommends buildings visible from Eldamain, E. Beecher and Galena Roads have the highest aesthetic standards that can be economically achieve</u>. It is important that these structures, which will be located at the entrance into the City, make a statement.





13. *Street Design and Improvements* – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #12**).

    Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **While staff is supportive of the request, we recommend that realignment of E. Beecher Road remains a seamless roadway—there can be no jogs or 90-degree curves. It must function as intended in our comprehensive plan, which may necessitate the reorientation or reconfiguration of buildings near Substation 1 or other traffic control/roadway safety mitigation solutions approved by the City. Prologis continues to evaluate roadway design options and will work with the City Engineer to evaluate pros and cons of alternatives.**

    Further, per the City Engineer, the following improvements are recommended to the following abutting roadways:

    a. **Reconstruction of E. Beecher Road from Corneils Road to Galena Road.**
    b. **Intersection improvements at E. Beecher Road and Galena Road.**
    c. **Corneils Road reconstruction across the frontage of the subject property, including the ComEd parcel.**
    d. **Potential intersection improvements to E. Beecher Road and Corneils Road.**

14. *Fencing* - Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet (**Deviation #13**).

    Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have a twelve (12) foot tall powder coated black steel security fence extend beyond the front plane of the primary building façade. **Staff is supportive of the request.**

ELDAMAIN ROAD & BRIGHT FARMS RECAPTURES

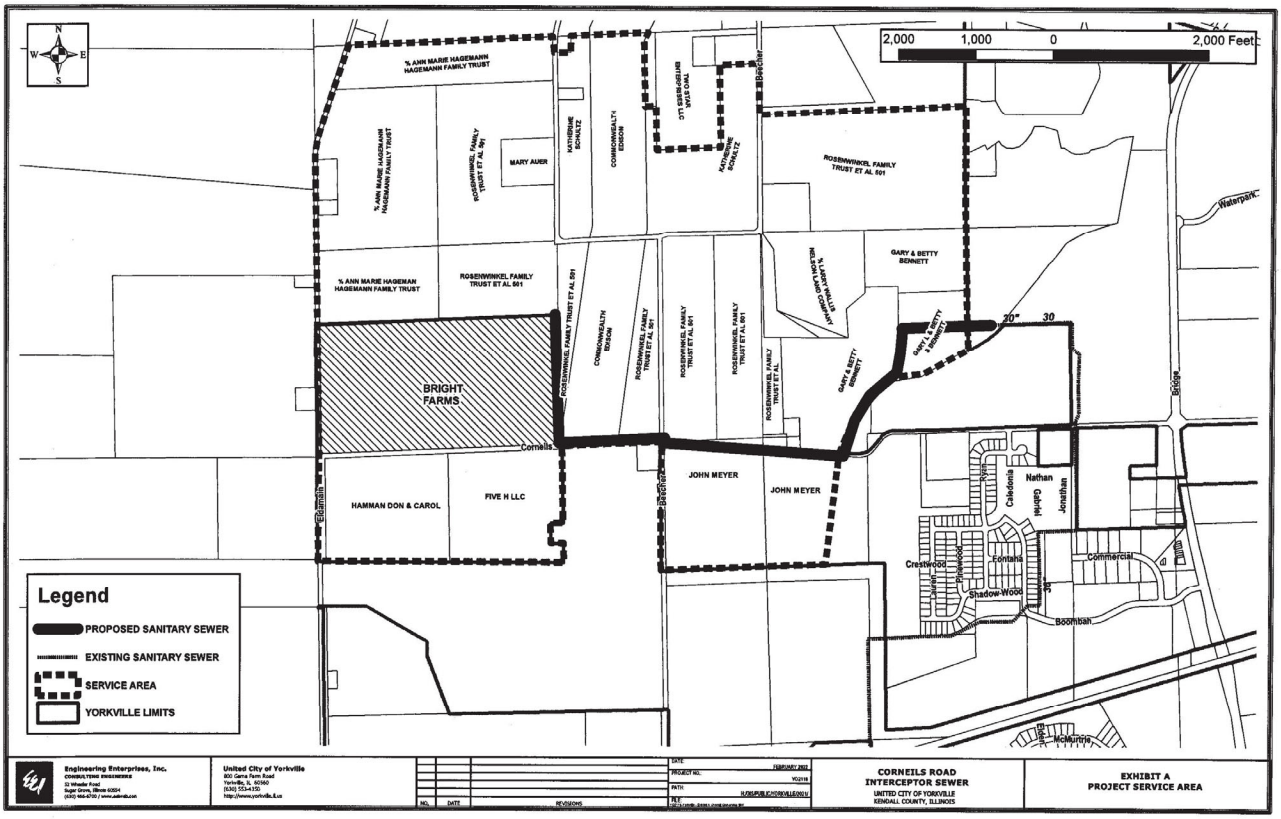
In 2011, the City of Yorkville, City of Plano, and Kendall County entered into an intergovernmental agreement regarding the future reconstruction of Eldamain Road from Menards Distribution Center north to Galena Road (Ord. 2011-05). Kendall County agreed to bring Eldamain Road under its jurisdiction and made roadway improvements costing $6,300,000 for that portion of the roadway. The three (3) governmental entities agreed to equally share the improvements cost which are to be paid through recapture agreements from future annexed properties with frontage along Eldamain Road (refer to attached Eldamain Road Recapture Benefitted Parcels).

a. The recapture amount is approximately ~161.00 per lineal foot of frontage along Eldamain Road. **The estimated total recapture is approximately $295,000**. Below is an estimated amount of the proposed annexed parcel which is obligated to pay per the intergovernmental agreements at time of final plat:

PARCEL	***ESTIMATED FRONTAGE***	***ESTIMATED RECAPTURE***
02-06-300-011	~ 1,832 linear feet	$294,952
TOTAL	**~ 1,832 linear feet**	**$294,952**

The Project Steel property is also subject to the Bright Farms/Corneils Road Interceptor recapture agreement. This 2022 agreement between the City and the Bright Farms greenhouse developer on Eldamain Road outlines the extension of sanitary sewer service to the area (see map below), including the design, land acquisition, and construction of approximately 8,500 linear feet of sewer interceptor—at a

total estimated cost of up to $3.2 million. While Bright Farms was responsible for fronting the majority of the project costs, the agreement includes a recapture provision allowing Bright Farms to recover approximately $1.9 million from future properties that benefit from the infrastructure. Once a final land plan is confirmed and a water usage estimate is completed, the City Engineer will determine the applicable recapture fee for Project Steel.



ADDITIONAL RECOMMENDATIONS:

The following is a list of **operational conditions** recommended by staff to be included in the Planned Unit Development for the future data center campus, which is aimed at addressing resident concerns and maintaining quality of life:

a. **Nuclear Energy Uses** - Data center campuses shall be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

b. **Noise Study** – A noise study shall be provided as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the City's current noise ordinance regulations.**

iii. **Continuous noise monitoring devises shall be installed at the onset of construction and reports provided to the City throughout the life of the project is**

recommended by the City's sound engineering consultant to verify ongoing noise compliance.

c. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

   i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

d. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

   i. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.

   ii. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.

   iii. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.

   iv. Must work with KenCom emergency managers to be part of text or siren alert systems.

e. **Building Code Standards** – The following building code standards shall apply:

   i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

   ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

f. **Battery Storage** - Battery uses and storage systems shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts. The following additional standards will apply:

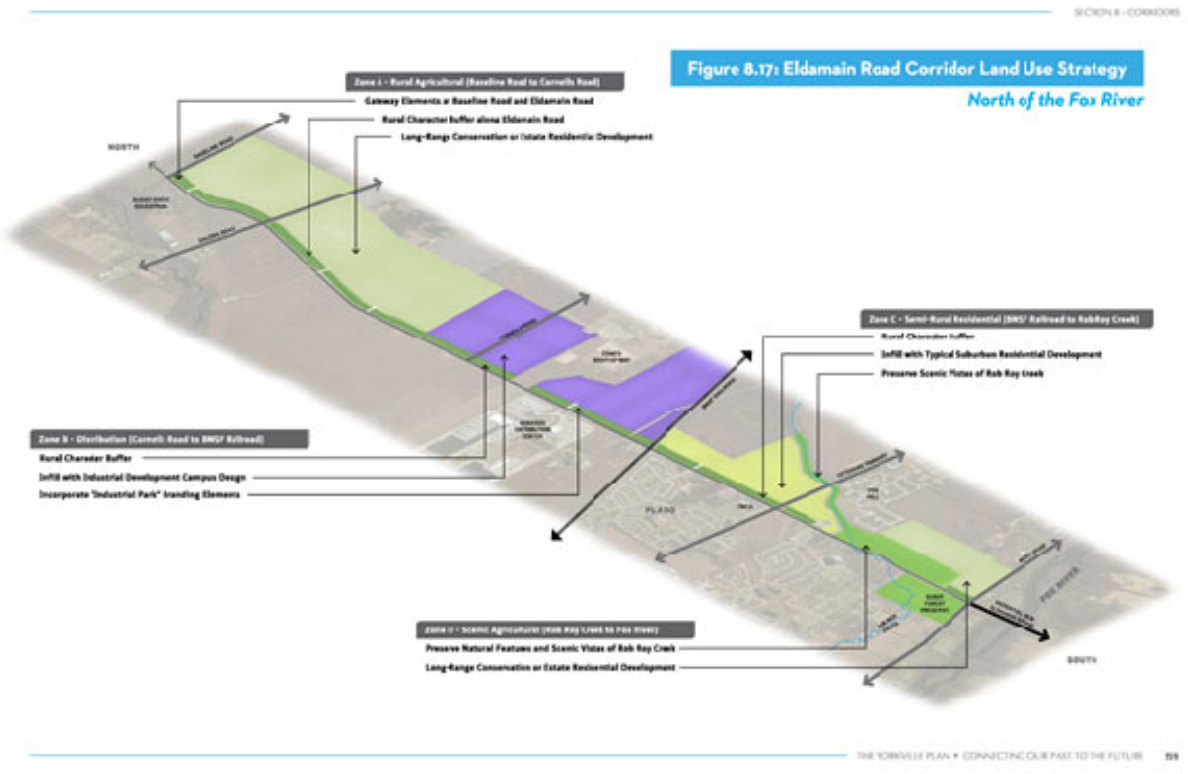
   i. **An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.**

   ii. **A fire detection and alarm system are required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.**

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates the subject property for Project Steel as "Estate/Conservation Residential (ECR)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. The current future land use designation reflects a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. While the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.

Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would like to note the following recommendations from the Comprehensive Plan related to the subject property:



In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character. The recommended enhanced perimeter landscaping along Eldamain Road for the proposed Preliminary Planned Unit Development Plan will accomplish this comprehensive plan goal.

DEVELOPMENT AGREEMENT:

Similar to the Cyrus One and the proposed Project Cardinal data center campuses, Project Steel will require a separate development agreement. This agreement will define key provisions related to development offsets and infrastructure funding. To help mitigate the scale and potential impact of the 540-acre data center project, the petitioner is expected to offer meaningful community contributions—such as the installation of gateway signage and dedication of land or monetary donations to the City.

Additionally, the agreement will address funding for anticipated water and sanitary sewer improvements, including design engineering, payment schedules, and potential recapture provisions. City staff is working closely with the petitioner as they finalize projected utility demands, which will guide the City Engineer and YBSD in preparing a water and sewer capacity study. A draft of the development agreement is expected to be presented to the City Council on or before the date of the final project vote.

COMMUNITY MEETING:

In accordance with Section 10-8-13-B-1-a of the Unified Development Ordinance, the Plan Council may recommend that the petitioner hold a community meeting with nearby property owners to present the proposed Annexation, Rezoning, and Planned Unit Development (PUD). This meeting, conducted at the petitioner's expense and at a location of their choosing, is intended to inform residents and gather input prior to the Planning and Zoning Commission public hearing.

Given the scale and intensity of the proposed data center campus, City staff has required the petitioner to engage directly with neighboring homeowners along Eldamain Road, E. Beecher Road, and Corneils Road, as well as residents of the Caledonia subdivision located approximately 0.5 miles southeast of the project site. These meetings must occur in advance of the upcoming Planning and Zoning Commission and City Council public hearings to ensure residents are informed and have an opportunity to provide feedback.

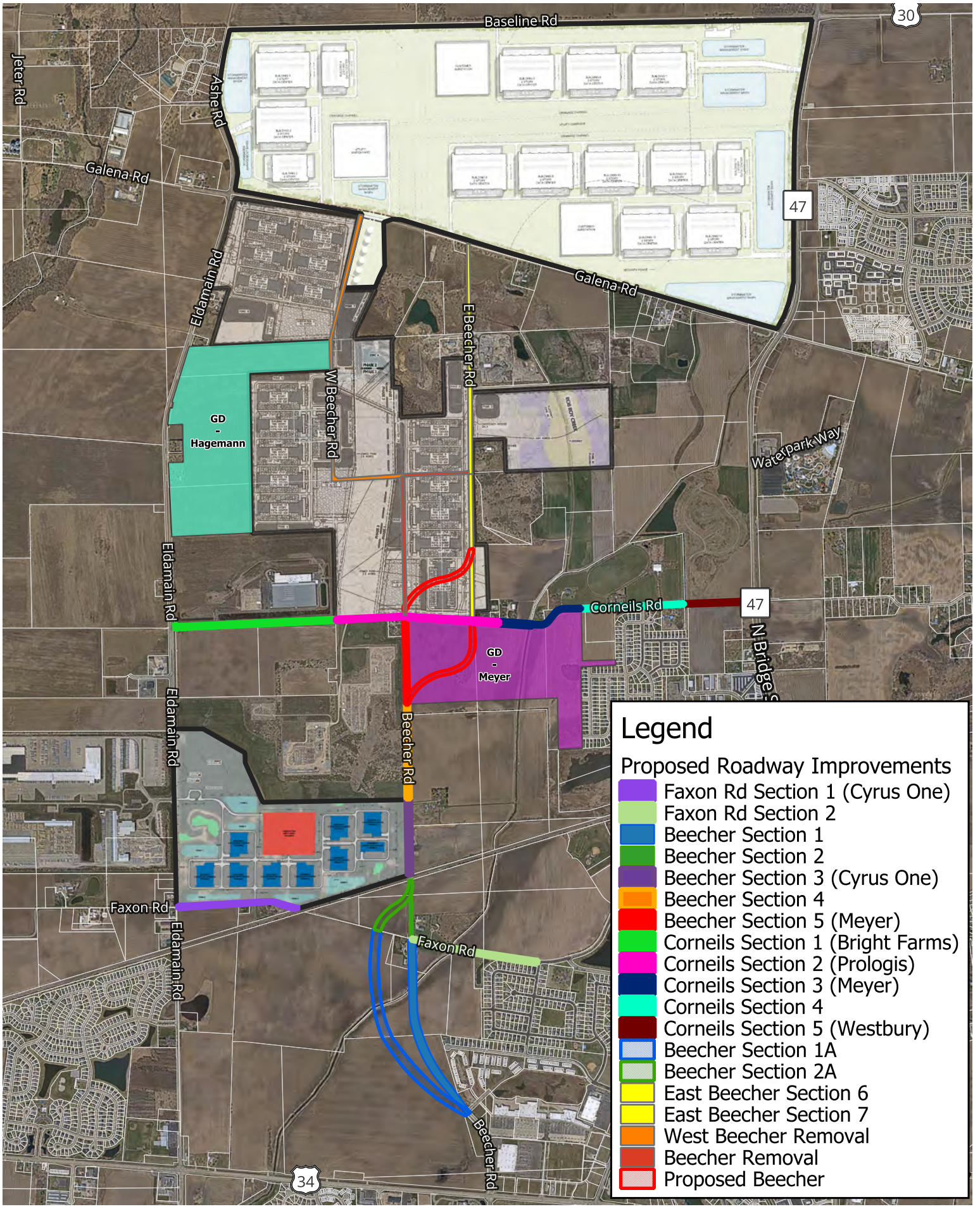
STAFF COMMENTS:

The proposed applications for Annexation, Rezoning, Planned Unit Development, and Preliminary PUD Plan are in general conformance with the standards provided in the Unified Development Ordinance. The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing. Staff is confident the petitioner will provide updated plans responsive to the recommendations enumerated in this memo to proceed to the next scheduled meeting. **All PUD approvals will also be subject to review comments provided by the City Engineer, EEI Inc., in a letter dated April 4, 2025, and the City's sound engineer, Soundscape Engineering, in letters dated April 7, 2025, and April 28, 2025, any subsequent reviews**.

Therefore, the public hearing for the requested annexation is tentatively scheduled to be held at the **June 24th City Council** meeting and the public hearing for the requested rezoning, special use for the Planned Unit Development, and Preliminary PUD Plan is tentatively planned for the **July 9th Planning and Zoning Commission** meeting. A tentative final vote by the City Council is expected at the July 22nd meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Proposed Data Center Developments Map
2. Copy of Petitioner's Applications dated March 14, 2025
3. Legal Descriptions prepared by Langan Engineering
4. Project Steel Narrative prepared by Gregory W. Jones, attorney, Ancel Glink dated March 14, 2025
5. Revised Preliminary PUD Site Plan dated 05/16/2025 submitted by Prologis and prepared by Langan Engineering.
6. Revised Conceptual Landscape Plan dated 05/16/2025 submitted by Prologis and prepared by Langan Engineering.
7. Architectural Renderings submitted by Prologis
8. Trip Generation Memo dated March 14, 2025, submitted by Prologis, and prepared by Langan Engineering.
9. Security Fencing Details submitted by Prologis
10. Response Letter to Plan Council Meeting Follow-up Letter dated May 16, 2025, and prepared by Prologis
11. EEI Review Letter to the City dated April 4, 2025
12. Soundscape Engineering Review Memos dated April 7, 2025, and April 28, 2025
13. Plan Council Packet Materials 04-24-2025
14. Proposed Shared Use Trail Exhibit dated May 2025, prepared By EEI.
15. Email from Elizabeth Fotopoulos dated March 25, 2025



PROPOSED DATA CENTER DEVELOPMENTS

United City of Yorkville, Illinois
Date: May 28, 2025
Data: Kendall County

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt
COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100
CITY, STATE, ZIP: Rosemont, IL 60018
TELEPHONE: ◉ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com
FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE:

IS THE PROPERTY OCCUPIED OR VACANT: Occupied and vacant (used for seasonal farming)

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:
See enclosed annexation petitions.

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road

CURRENT ZONING CLASSIFICATION: Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural
EAST: Agricultural
SOUTH: Brightfarms (PUD), Com Ed Substations, Residential
WEST: PUD, Agricultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.
See project narrative.

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943

ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-547-7701

LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@Langan.com	FAX: 312-547-7701

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. Attach as a separate petition titled as "Exhibit C".

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

3/14/2025
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

3/14/2025
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

02-07-200-001 1128 Beecher Rd W Bristol, IL 60512

02-07-200-008 No address

02-07-100-008 1327 Beecher Rd W Bristol, IL 60512

02-06-400-005 No address

02-07-200-009 1010 Beecher Rd W Bristol, IL 60512

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple owners, see attachment.

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: See attachment.

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Eldamain Road and Galena Road

CURRENT ZONING CLASSIFICATION: A1, A1-SU	REQUESTED ZONING CLASSIFICATION: M2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential	TOTAL ACREAGE: 540

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural

EAST: Agricultural/M2

SOUTH: M1/M2, Com Ed Substation, Residential

WEST: Agricultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-00-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-547-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@Langan.com	FAX: 312-547-7701

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

REZONING STANDARDS
PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE: See project narrative.
PLEASE STATE HOW THE MAP AMENDEMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES: See project narrative.
PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABILE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT: See project narrative.
PLEASE STATE HOW THE PROPOSED MAP AMENDEMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS: See project narrative.

United City of Yorkville
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APPLICATION FOR REZONING

REZONING STANDARDS
PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELEIF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS: See project narrative.
PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE: See project narrative.
PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY: See project narrative.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE	DATE: 3/14/2025

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE	DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

3/14/25
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

02-07-200-001 1128 Beecher Rd W Bristol, IL 60512

02-07-200-008 No address

02-07-100-008 1327 Beecher Rd W Bristol, IL 60512

02-06-400-005 No address

02-07-200-009 1010 Beecher Rd W Bristol, IL 60512

United City of Yorkville
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 4/9/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, LP
MAILING ADDRESS: 6250 N. River Road, Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple Owners, See Attachement

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: See Attachment

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road

CURRENT ZONING CLASSIFICATION: Agricultural	REQUESTED ZONING CLASSIFICATION: M2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 540

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:
City of Yorkville

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural

EAST: Agricultural

SOUTH: Brightfarms, Com Ed Substation, Residential

WEST: PUD, Agircultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

United City of Yorkville
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-547-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@langan.com	FAX: 312-547-7701

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

_____ 4/11/2025

PETITIONER SIGNATURE DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

_____ _____

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS? ☐ YES ■ NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY? ■ YES ☐ NO

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ■ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ☐ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ■ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ■ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY:

See project narrative.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE:

See project narrative.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE:

See project narrative.

United City of Yorkville
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Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES: See project narrative.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE: See project narrative.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT DOES NOT SUBSTANTIALLY ADVERSELY IMPACT AN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE, INCLUDED ON THE LOCAL, STATE, OR FEDERAL REGISTER, LOCATED ON OR OFF THE PARCEL(S) PROPOSED FOR DEVELOPMENT: See project narrative.

United City of Yorkville
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Fax: 630-553-7575
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MOALS, COMFORT, OR GENERAL WELFARE:

See project narrative.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

See project narrative.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS
PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDELY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT: See project narrative.
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED: See project narrative.
PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS: See project narrative.
PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN: See project narrative.

United City of Yorkville
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

4/11/2025
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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Website: www.yorkville.il.us

APPLICATION FOR PUD PRELIMINARY PLAN

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple owners, See Attachment

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: See Attachment

TYPE OF REQUEST:

■ PRELIMINARY PLAN ☐ AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 540	CURRENT ZONING CLASSIFICATION: A1, A1-SU

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-5477-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@langan.com	FAX: 312-547-7701

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE _____ DATE 3/14/2025

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

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NAME: JC Witt	COMPANY: Prologis, L.P.
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EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

3/14/2025
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

Attachment 1

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

02-07-200-001 1128 Beecher Rd W Bristol, IL 60512

02-07-200-008 No address

02-07-100-008 1327 Beecher Rd W Bristol, IL 60512

02-06-400-005 No address

02-07-200-009 1010 Beecher Rd W Bristol, IL 60512

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X
Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Tamara Rosenwinkel
Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X _____
Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 328064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Howard Rosenwinkel
Rebecca Rosenwinkel
Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

Robin E. Guzman
(Notary Public) [seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Mark Rosenwinkel

Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X
Name:

SUBSCRIBED AND SWORN TO
before me this 13th day of March, 2025

(Notary Public)

[seal]

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioners seek to annex certain territory to the United City of Yorkville, Illinois ("***City***") and in furtherance thereof, state as follows:

1. The Petitioners signing this Petition constitute all of the owners of record of the property described in **Attachment 1** to this Petition (***"Annexation Territory"***).

2. There are either (i) no electors residing in the Annexation Territory or (ii) at least 51% of the electors residing in the Annexation Territory have joined this petition as evidenced by their signatures to this Petition.

3. As of the date of this Petition, the Annexation Territory is not within any other municipality and is wholly unincorporated.

4. The Annexation Territory is contiguous to the corporate limits of the City.

5. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

6. The Petitioners desire that the Village annex the Annexation Territory to the City conditioned upon Rosenwinkel, Schultz, Auer and Foltz Properties or its assign, and the City entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation and development of the Annexation Territory.

WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Owner's Name	Owner's Address/PIN	Owner's Signature
X Edward F. Schultz Trustee	1128 W. Beecher Rd Bristol, IL 60512	
Edward F. Schultz		
George Ostreko, Jr	1410 E Beecher Road Bristol, IL 60512	

(Electors, if any)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an elector residing within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Elector's Name	Elector's Address/PIN	Elector's Signature
X Edeard F. Schultz	1128 W. Beecher Rd Bristol, IL 60512	
Edward F. Schultz		

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Schultz Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X _____ _____
Name: Edward F. Schultz, Trustee — George Ostreko, Jr.

SUBSCRIBED AND SWORN TO
before me this 31 day of March, 2025

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
THOMAS W GRANT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/26/2027

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioners seek to annex certain territory to the United City of Yorkville, Illinois ("***City***") and in furtherance thereof, state as follows:

1. The Petitioners signing this Petition constitute all of the owners of record of the property described in **Attachment 1** to this Petition ("***Annexation Territory***").

2. There are either (i) no electors residing in the Annexation Territory or (ii) at least 51% of the electors residing in the Annexation Territory have joined this petition as evidenced by their signatures to this Petition.

3. As of the date of this Petition, the Annexation Territory is not within any other municipality and is wholly unincorporated.

4. The Annexation Territory is contiguous to the corporate limits of the City.

5. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

6. The Petitioners desire that the Village annex the Annexation Territory to the City conditioned upon Rosenwinkel, Schultz, Auer and Foltz Properties or its assign, and the City entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation and development of the Annexation Territory.

WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

AUER

Petitioner Signatures

(Owners of Record)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Owner's Name	Owner's Address/PIN	Owner's Signature
Estate of Mary C. Auer, Crystal Jernigan, Independent Administrator	1327 W. Beecher Rd. Plano, IL 60545 02-07-100-008 02-06-400-005	DocuSigned by: Crystal Jernigan 82C37A3F73424C0...

(Electors, if any)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an elector residing within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Elector's Name	Elector's Address/PIN	Elector's Signature

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

Schultz Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:
02-07-100-008
02-06-400-005

Foltz Parcel:
02-07-200-009

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Auer ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-07-100-008
02-06-400-005

Estate of Mary C. Auer

By: Docusigned by: Crystal Jernigan
82C37A3F73424C0...
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO
before me this 23 day of ~~March~~ April, 2025

(Notary Public) [seal]

OFFICIAL SEAL
AMY F THOMAS STOMPANATO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/28/2027

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioners seek to annex certain territory to the United City of Yorkville, Illinois ("***City***") and in furtherance thereof, state as follows:

1. The Petitioners signing this Petition constitute all of the owners of record of the property described in **Attachment 1** to this Petition (***"Annexation Territory"***).

2. There are either (i) no electors residing in the Annexation Territory or (ii) at least 51% of the electors residing in the Annexation Territory have joined this petition as evidenced by their signatures to this Petition.

3. As of the date of this Petition, the Annexation Territory is not within any other municipality and is wholly unincorporated.

4. The Annexation Territory is contiguous to the corporate limits of the City.

5. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

6. The Petitioners desire that the Village annex the Annexation Territory to the City conditioned upon Rosenwinkel, Schultz, Auer and Foltz Properties or its assign, and the City entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation and development of the Annexation Territory.

WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Owner's Name	Owner's Address/PIN	Owner's Signature
X Edward F. Schultz Trustee	1128 W. Beecher Rd Bristol, IL 60512	
Edward F. Schultz		
George Ostreko, Jr	1410 E Beecher Road Bristol, IL 60512	

(Electors, if any)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an elector residing within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Elector's Name	Elector's Address/PIN	Elector's Signature
X Edeard F. Schultz	1128 W. Beecher Rd Bristol, IL 60512	
Edward F. Schultz		

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Schultz Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X _____ _____
Name: Edward F. Schultz, Trustee — George Ostreko, Jr.

SUBSCRIBED AND SWORN TO
before me this 31 day of March, 2025

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
THOMAS W GRANT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/26/2027

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioners seek to annex certain territory to the United City of Yorkville, Illinois ("***City***") and in furtherance thereof, state as follows:

1. The Petitioners signing this Petition constitute all of the owners of record of the property described in **Attachment 1** to this Petition ("***Annexation Territory***").

2. There are either (i) no electors residing in the Annexation Territory or (ii) at least 51% of the electors residing in the Annexation Territory have joined this petition as evidenced by their signatures to this Petition.

3. As of the date of this Petition, the Annexation Territory is not within any other municipality and is wholly unincorporated.

4. The Annexation Territory is contiguous to the corporate limits of the City.

5. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

6. The Petitioners desire that the Village annex the Annexation Territory to the City conditioned upon Rosenwinkel, Schultz, Auer and Foltz Properties or its assign, and the City entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation and development of the Annexation Territory.

WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

AUER

Petitioner Signatures

(Owners of Record)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Owner's Name	Owner's Address/PIN	Owner's Signature
Estate of Mary C. Auer, Crystal Jernigan, Independent Administrator	1327 W. Beecher Rd. Plano, IL 60545 02-07-100-008 02-06-400-005	DocuSigned by: Crystal Jernigan 82C37A3F73424C0...

(Electors, if any)

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an elector residing within the Annexation Territory, and that the allegations are true and correct to the best of his/her knowledge:

Elector's Name	Elector's Address/PIN	Elector's Signature

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

Schultz Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:
02-07-100-008
02-06-400-005

Foltz Parcel:
02-07-200-009

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

OWNER'S CONSENT AND AUTHORIZATION

I hereby certify that I am the owner of the property commonly known as the Auer ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby authorize the Petitioner to act on my behalf during the processing of these applications.

Subject Property Parcels:
02-07-100-008
02-06-400-005

Estate of Mary C. Auer

By: Docusigned by: Crystal Jernigan
82C37A3F73424C0...
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO
before me this 23 day of ~~March~~ April, 2025

(Notary Public) [seal]

OFFICIAL SEAL
AMY F THOMAS STOMPANATO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/28/2027

Proposed Consolidated Parcel A

Being a part of Section 7 and the South ½ of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows:

Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence North 87°19'02" East along the North line of said Northeast Quarter of Section 7, a distance of 208.10 feet to a point at the Northeast corner of Kendall County parcel 02-07-200-009 now or formerly owned by Jerry G. & Marilee Foltz;

Course No.2 Thence South 00°53'18" East along the East line of said Kendall County parcel 02-07-200-009, a distance of 214.52 feet to a point at the Southeast corner of said parcel;

Course No.3 Thence South 89°06'42" West along the South line of said Kendall County parcel 02-07-200-009, a distance of 208.00 feet to a point in the West line of said Northeast Quarter of Section 7, said point also being the Southwest corner of said parcel;

Course No.4 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 373.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.5 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.6 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;

Course No.7 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;

Course No.8 Thence North 87°20'23" East along said Greenhouse LLC land, a distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Southwest Quarter of said Section 7;

Course No.9 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;

Course No.10 Thence North 07°57’11” East along Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison, a distance of 2692.07 feet to a 5/8” rebar with cap “LANGAN ENG.” set along the North line of the Southeast Quarter of said Section 7;

Course No.11 Thence continuing North 07°57’11” East along Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison, a distance of 197.38 feet to a 5/8” rebar with cap “LANGAN ENG.” set at an angle point thereof;

Course No.12 Thence North 00°52’32” West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8” rebar with cap “LANGAN ENG.” at a point along the North line of the Northeast Quarter of said Section 7;

Course No.13 Thence North 00°52’32” West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8” rebar with cap “LANGAN ENG.”;

Course No.13 Thence North 25°58’37” East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;

Course No.14 Thence South 87°59’38” West along said Konicek LLC land passing through a found 1” iron pipe at a distance of 1.92 feet and a found 1” iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;

Course No.15 Thence North 13°51’44” East along said Beecher Road, a distance of 1351.75 feet to a MAG nail set at the centerline of Galena Road, width varies;

Course No.16 Thence North 80°37’24” West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

Thence the following seven (7) course and distances along said Kendall County parcel;

Course No.17 Thence South 08°36'02" West a distance of 63.15' to a point;

Cours No.18 Thence North 80°37'24" West a distance of 691.60' to a point;

Course No.19 Thence South 57°39'02" West a distance of 45.32' to a point;

Course No.20 Thence South 16°42'03" West a distance of 172.08' to a point of curvature;

Course No.21 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37’58”, a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;

Course No.22 Thence South16°32'25" West a distance of 267.93' to a point;

Course No.23 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.24 Thence South 16°32’25” West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

Course No.25 Thence South 17°00’48” West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;

Course No.26 Thence North 87°15’26” East along said Schleining Land, a distance of 443.00 feet to a found ½” rebar;

Course No.27 Thence South 17°00’48” East along said Schleining Land, a distance of 1149.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the South line of said Section 6;

Course No.28 Thence North 87°15’26” East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,051,959 square feet or 299.6317 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

That Part of the West ½ of Section 8 and the East ½ of Section 7 all in Township 37 North, Range 7 East of the Third Principal Meridian, being located in Kendall County and State of Illinois bounded and described as follows:

Beginning at a 1" Iron Pipe found being the Center of said Section 8, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;

Course No. 1 Thence South 87°34'35" West along the South line of the Northwest Quarter of said Section 7, a distance of 2029.07 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Southeast corner of Kendall County parcel 02-08-100-005 now or formerly owned by George & Anne Marie Ostreko, as recorded in Document No. 84000193 of the Kendall County records;

Course No.2 Thence North 01°18'34" West along said Ostreko land, a distance of 617.97 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Northeast Corner of said Kendall County parcel 02-08-100-005;

Course No.3 Thence South 87°45'53" West along said Ostreko land, a distance of 625.76 feet to a set 5/8" rebar with cap "LANGAN ENG." in the West line of said Northwest Quarter of Section 8, said point also being the Northwest Corner of said Kendall County parcel 02-08-100-005;

Course No.4 Thence South 00°51'47" East along said West line, a distance of 620.14 feet to a ¾" Iron Pipe found at the Southwest Corner of said Northwest Quarter of Section 8, said point also being the Southwest Corner of said Kendall County parcel 02-08-100-005;

Course No.5 Thence North 87°34'35" East along the South line of said Northwest Quarter of Section 8, a distance of 14.00 feet to the Northeast corner of Kendall County parcel 02-08-300-014 now or formerly owned by Larry A. Wallis & Charles Van Thompson, from which point a ¾" Iron Pipe lies 0.15' East and 0.15' North;

Course No.6 Thence South 01°33'15" East along a West line of said Wallis & Thompson Land, a distance of 1358.39 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

Course No.7 Thence North 87°46'06" East along a South line of said Wallis & Thompson Land, a distance of 216.72 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

Course No.8 Thence South 01°49'08" East along a West line of said Wallis & Thompson Land, a distance of 1057.46 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

Course No.9 Thence South 01°43'16" East along a West line of said Wallis & Thompson Land, a distance of 200.71 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

Course No.10 Thence South 87°32'04" West along a North line of said Wallis & Thompson land, a distance of 272.68 feet to a 1" Iron Pipe found along the West line of the Southwest Quarter of said Section 8;

Course No.11 Thence South 00°45’21” East along said West line of the Southwest Quarter of section 8, a distance of 37.42 feet to the Southwest Corner of said Section 8 being referenced by a found 3/4” iron pipe;

Course No.12 Thence continuing South 00°45’21” East along the West line of the Northwest Quarter of section 17, a distance of 143.44 feet to the centerline of Corneils Road;

Course No.13 Thence North 86°15’51” West along said centerline of Corneils Road, a distance of 1322.08 feet to a MAG nail set at the intersection of the centerline of Beecher Road;

Course No.14 Thence South 87°30’36” West along the centerline of said Beecher Road, a distance of 566.16 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison;

Course No.15 Thence North 07°57’11” East along said Commonwealth Edison Parcel 02-07-400-001, a distance of 2694.50 feet to a MAG nail set in the South line of said Northeast Quarter of Section 7, said point also being the Southeast corner of Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison;

Course No.16 Thence continuing North 07°57’11” East along said Commonwealth Edison Parcel 02-07-200-003, a distance of 115.68 feet to a 5/8” rebar with cap “LANGAN ENG.” set at an angle point;

Course No.17 Thence North 00°52’32” West along said Commonwealth Edison Parcel 02-07-200-003, a distance of 1681.96 feet to a set 5/8” rebar with cap “LANGAN ENG.” At the Southeast corner of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises LLC as recorded in Document No. 20140529 of the Kendall County records;

Course No.18 Thence North 89°07’28” East along a south line of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises, LLC as recorded in Document No. 20140529 of the Kendall County records, a distance of 137.17 feet to a set 5/8” rebar with cap “LANGAN ENG.” at an angle point thereon;

Course No.19 Thence South 00°52’32” East along a West line of said Two Star Enterprises LLC land, a distance of 646.01 feet to a set 5/8” rebar with cap “LANGAN ENG.” at an angle point thereon;

Course No.20 Thence North 87°19’40” East along a South line of said Two Star Enterprises LLC land, a distance of 807.16 feet to a set 5/8” rebar with cap “LANGAN ENG.” at an angle point thereon;

Course No.21 Thence North 00°51’47” West along a South line of said Two Star Enterprises LLC land, a distance of 1051.29 feet to a set 5/8” rebar with cap “LANGAN ENG.” at an angle point thereon;

Course No.22 Thence North 87°19’02” East along a South line of said Two Star Enterprises LLC land, a distance of 514.86 feet to a set Railroad Spike along the West line of said Section 8 also being the centerline of said Beecher Road;

Course No.23 Thence South 00°51’47” East along the East line of said Northeast Quarter of Section 7, a distance of 668.33 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-08-100-006 now or formerly owned by Milroy Farms LLC as recorded in Document No. 201218002 of the Kendall County records;

Course No.24 Thence North 87°34’15” East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the East line of the Northeast Quarter of said Section 8;

Course No.25 Thence South 01°00’08” East along said East line of the Northeast Quarter of section 8, a distance of 1528.63 feet to the Place of Beginning, said parcel containing 10,886,275 square feet or 249.9145 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Ancel Glink

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Gregory W. Jones
gjones@ancelglink.com
(P) 312.604.9195
(F) 312.782.0943

March 14, 2025

Via: E-Mail and Messenger

Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Prologis, L.P. Annexation and Development Application
Project Steel, Yorkville, Illinois

Dear Krysti,

We represent Prologis, L.P. ("**Prologis**"), the contract purchaser of +/- 540 acres of property ("**Subject Property**") located in unincorporated Kendall County that is contiguous to the United City of Yorkville's ("**Yorkville**") municipal boundary. The Subject Property is generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north. Prologis is pleased to have the opportunity to invest in Yorkville by submitting the enclosed annexation and entitlement application for the Subject Property.

I. Background

Prologis proposes to annex the Subject Property and obtain approval of rezoning, preliminary planned unit development ("**PUD**"), and right-of-way vacation to facilitate development of a campus containing up to 24 data center buildings, electrical substations, and related improvements. Each data center building may contain up to 400,000 square feet of floor area, producing over 9 million square feet for the entire project. The parcels comprising the Subject Property are identified on Exhibit A and are zoned a mix of A1, Agriculture, A1, Special Use Agriculture, and M2, Heavy Industrial in accordance with the Kendall County Zoning Ordinance.

The Subject Property is primarily used for farming and is bordered on the east and north by agricultural uses. BrightFarms' industrial greenhouse facility is located south of the Subject Property and, south of that, is a Commonwealth Edison substation facility and the site of Cyrus One's recently-approved data center campus. Excluding the current and pending developments south of the Subject Property, the area is predominantly agricultural property.

Yorkville's 2016 Comprehensive Plan Update ("**Comprehensive Plan**") designates the Subject Property's future land use as "estate/conservation residential" and the land immediately south of the Subject Property as "general industrial." Notably, the Comprehensive Plan acknowledges future land use designations are intended to be adjusted as circumstances warrant change. (Comprehensive Plan p. 80) As discussed further below, the increasing need for data center infrastructure nationwide and Yorkville's recent embrace of data center and industrial

development on nearby properties supports revisiting the Comprehensive Plan's future land use designation, which was adopted nearly a decade ago before the benefits of and demand for data centers became so apparent.

II. Proposal

Prologis proposes to annex and facilitate development of the Subject Property in 3 phases, all as detailed in the Phasing Plan enclosed as Exhibit B. Construction on the first phase is anticipated to begin during the summer of 2027, and Prologis anticipates the Subject Property will be fully developed over the course of 20 years. Each phase will be served by its own stormwater and other infrastructure that will be built in tandem with the private improvements included in each phase. Due to the project's scale and the need to coordinate with third-party utility providers, including (among others) Commonwealth Edison ("**ComEd**") and the Yorkville-Bristol Sanitary District, the precise start dates for each phase will necessarily depend on a variety of factors that are currently fluid.

Upon completion, Prologis expects the Subject Property to be home to 24 data center facilities that include more than 9 million square feet of floor area, 3 ComEd substations, up to 8 stormwater detention facilities, a realigned and reconstructed public street (East Beecher Road), and related public and private improvements. Prologis' investment in the Subject Property is expected to exceed one billion dollars.

Prologis seeks approval of several requests to facilitate the Subject Property's development, including:

1) Annexation of the Subject Property and approval of an annexation agreement;

2) A map amendment to zone the Subject Property M-2 General Manufacturing ("**M2 District**") upon annexation;

3) Vacation and realignment of Beecher Road to create a secure data center campus and increase traffic efficiencies in the area; and

4) A special use for a preliminary PUD, including the deviations / variations identified in Section II(d) below.

In addition to the above entitlement requests, Prologis proposes to enter into a public utility infrastructure agreement with Yorkville to allow Prologis to recover its upfront investment in water infrastructure, wastewater infrastructure, and Beecher Road improvements.

Additional details concerning each of Prologis' requests is below, including responses to the applicable UDO standards.

a) Annexation and Annexation Agreement

Annexation petitions are attached as Exhibit C and a draft annexation plat will be provided shortly. The Subject Property encompasses approximately 540 acres, is contiguous to Yorkville's corporate boundaries on the south, west, and east, and is eligible for annexation into the Village. Prologis anticipates entering into an annexation agreement with Yorkville containing mutually beneficial terms governing the Subject Property's annexation and future development.

b) Map Amendment

Prologis proposes to rezone the Subject Property from its current Kendall County zoning designations to Yorkville's M2 District. Data centers and electrical substations are both identified as permitted uses in the M2 District. (UDO Sec. 10-3-12(B)) Prologis' responses to the UDO's rezoning standards are below.

Standard 1: State how the map amendment is consistent with the Comprehensive Plan and the purposes of the UDO.

The Comprehensive Plan identifies the Subject Property's future land use as "estate/conservation residential;" however, the Comprehensive Plan also acknowledges future land use designations are intended to be adjusted as circumstances warrant change. Area development patterns and opportunities have changed significantly since the Comprehensive Plan's adoption in 2016. The need for data center infrastructure has increased dramatically in recent years – something that Yorkville has acknowledged by amending the UDO to encourage data center projects generally, and, more specifically, by approving a data center project just south of the Subject Property. Yorkville has embraced industrial and energy redevelopments along the Eldamain Road corridor, including on property immediately south of the Subject Property, which (like the Subject Property) the Comprehensive Plan designated for future development as estate/conservation residential. Zoning the Subject Property M2 upon annexation is a logical extension of the zoning and development pattern Yorkville has already embraced.

Standard 2: State how the map amendment is consistent with the existing and planned uses of nearby properties.

The Eldamain Road corridor is planned for industrial and energy uses. Yorkville approved a data center project last summer at the intersection of Eldamain Road and Faxon Road. ComEd distribution lines bisect the Subject Property and a large substation is located just south of the Subject Property. An industrial-grade farming facility (BrightFarms) is located immediately south of the Subject Property, and we understand a solar farm will shortly be built east of the Subject Property. Yorkville has recently invested significantly in regional water and sanitary sewer infrastructure upgrades that would support the redevelopment of the Subject Property with additional industrial and energy uses. Prologis' development represents the logical extension of the existing use pattern and realization of Yorkville's intended outcome for the area.

Standard 3: State how the proposed zoning designation is suitable for the Subject Property.

The M2 District provides suitable regulation for future development of the Subject Property. The properties on the east side of Eldamain Road adjacent to the Subject Property and extending south to the train tracks (a distance of 2+ miles) are almost uniformly zoned M2. Applying the M2 District to the Subject Property is consistent with the area's existing zoning composition. Further, the M2 District accommodates large-lot, campus-style developments consistent with Prologis' proposal. The Subject Property is large enough to mitigate potential off-site impacts (although few such impacts are anticipated) through the use of buffers greatly in excess of minimum setbacks, screening, and perimeter landscaping. Further, the proposed data center and electric utility uses are permitted by right in the M2 District.

Standard 4: State how the proposed map amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

The property located immediately west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks for the Subject Property. The property located south of the Subject Property is occupied by an industrial agricultural use (BrightFarms) and is zoned PUD. The east side of the Eldamain Road corridor from Faxon Road on the south to Corneils Road on the north is uniformly zoned M2. Rezoning the Subject Property to the M2 District is the logical northward extension of the M2 Zoning District.

Standard 5: State how the Subject Property will meet the minimum frontage and area requirements in the M2 District.

The M2 District does not establish minimum lot size or lot width standards. Regardless, the Subject Property has frontage on four public streets – Eldamain Road, Galena Road, Corneils Road, and Beecher Road – and contains 540 acres. The Subject Property will utilize that space and right of way adjacency to develop a thoughtful campus that is mindful of adjacent land uses and aesthetic integrity.

Standard 6: State the community need for the proposed land use.

Technological advances have increased the need for data center infrastructure to support the modern economy and a rapidly advancing society. Developing the Subject Property as a data center campus will position Yorkville and the entire region for continued growth while delivering increased tax revenue and infrastructure upgrades necessary to support Yorkville.

Standard 7: State the length of time the Subject Property has been vacant as zoned considered in the context of the land development in the area in the vicinity of the Subject Property.

The Subject Property has been farmed for many years. The Comprehensive Plan acknowledges the Subject Property will redevelop upon annexation, and Yorkville has recently and consistently

embraced industrial and energy uses in the surrounding area. Allowing the Subject Property to redevelop as a data center campus will allow the Subject Property to be improved in a manner that is consistent with Yorkville's development goals for the Eldamain Road corridor.

c. Right of Way Vacation

Beecher Road is a low-volume, 2-lane, rural road without curb, gutter, or other public improvements that currently bisects the Subject Property from north to south. While Beecher Road has historically provided adequate access for nearby agricultural uses, the road's location presents significant challenges to the Subject Property's successful redevelopment. Beecher Road bisects all 3 substation lots and 4 planned stormwater facilities as it meanders east and north through the Subject Property. Designing around Beecher Road is challenging at best and produces a layout that is less accessible and less secure for data center operators.

Prologis proposes to realign Beecher Road to the east to provide a clear, unimpeded path of travel that aligns with the existing E. Beecher Road. This requires vacating W. Beecher Road and part of E. Beecher Road so Prologis can construct a new E. Beecher Road consistent with Yorkville's standards for collector streets. The proposed realigned will not eliminate access for properties located adjacent to Beecher Road as it exists today. Prologis will continue to provide access to those properties that rely solely on Beecher Road for access, including the property located at 1010 Beecher Road. Prologis is confident that the realigned Beecher Road will benefit both the Subject Property and the region by providing a predictable, efficient, and safe roadway network.

d. Special Use for a Planned Unit Development

The UDO requires all lots containing 4 or more acres in the M2 District develop as a PUD. Prologis seeks approval of a special use for a preliminary PUD to develop the Subject Property as a data center campus. Below are responses to the UDO's relevant standards and a list of requested UDO deviations.

Special Use Standards

Standard 1: The establishment, maintenance, or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed data center campus will promote the public health, safety, and welfare. The proposed M2 zoning designation allows data centers and electric substations as a permitted use, communicating Yorkville's commitment to attracting and supporting these types of developments. The development will produce significant construction jobs as well as long-term employment opportunities for area residents and generate significant tax revenue for Yorkville. Prologis seeks to invest significantly in the 500+ acre Subject Property that has long been used for agricultural purposes and help Yorkville to establish itself as a regional leader in the modern economy.

Standard 2: The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.

Despite the high level of investment associated with creating a data center campus of this scale, data centers are passive uses that rarely impose negative impacts on surrounding properties. The Subject Property is divided by ComEd right of way – one of the reasons the Subject Property is appealing for data center users. The property located west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks here. Properties to the north are occupied by an industrial concrete plant (Kendall County Concrete) and, north of Galena Road, additional agricultural uses. To the east is a solar farm that should shortly come on-line and additional agricultural uses.

To mitigate potential impacts on neighboring properties, Prologis proposes setbacks that greatly exceed those required by the M2 Zoning District and enhanced landscaping along the Subject Property's perimeter. The development is consistent with nearby uses and zoning rights and, in some cases, far less intense than neighboring uses. Prologis' proposed investment in the Subject Property is estimated, upon completion, to exceed one billion dollars, which will increase nearby property values.

Standard 3: The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

Yorkville previously determined that it is sound policy to allow data centers as a permitted use in the M2 Zoning District. The data center and substation uses are not responsible for Prologis' special use request; the UDO allows those uses by right. Instead, the special use request is driven by the UDO's requirement that the Subject Property develop as a PUD because of its size. Allowing Prologis to establish a permitted use on the Subject Property will promote consistent development along the Eldamain Road corridor – much of which is also zoned M2. Developing the Subject Property as a PUD also provides predictability to nearby property owners, as Prologis is committing to construct the development on a schedule and in accordance with certain plans and agreements. This level of transparency is both unique and beneficial to surrounding property owners.

Standard 4: Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a

"looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control than presently exists during storm events.

Standard 5: Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Data centers are a relatively passive use. Unlike other commercial and industrial uses, data centers generally do not generate significant traffic, particularly during morning and evening peaks. The development is designed to primarily accommodate vehicle traffic internally, which reduces the need for users to rely on public streets when navigating within the campus. Nevertheless, the development is accessible from Galena Road, Eldamain Road, Corneils Road, and the realigned E. Beecher Road. This design reduces reliance on public streets while still preserving a healthy level of access to the Subject Property.

Standard 6: The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

The 2016 Comprehensive Plan expressly acknowledges that Yorkville should update future land use designations as circumstances change. Since 2016, the data center industry has grown exponentially, a change that Yorkville has positioned itself well to capitalize upon. Yorkville recently approved a data center project south of the Subject Property and has actively rezoned much of the Eldamain Road corridor to the M2 Zoning District. Yorkville's UDO – the document primarily responsible for implementing the Comprehensive Plan's vision – allows data centers and supporting uses as a permitted use in the M2 Zoning District. Allowing a data center to be built on the Subject Property represents the logical implementation of the policy direction Yorkville has adopted over the last few years.

Planned Unit Development Standards

Standard 1: Please state how the PUD is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted City plans and policy documents.

The Comprehensive Plan acknowledges that future land use designations should change as circumstances change. Since the Comprehensive Plan's adoption in 2016, the demand for data center infrastructure has increased exponentially. Simultaneously, Yorkville modified its UDO to allow data centers as a permitted use in certain zoning districts, approved a data center project just south of the Subject Property on Eldamain Road, and modified the future land use designation of the adjacent property (to the west) from "estate/conservation residential" to "industrial." Prologis'

plan to develop the Subject Property as a data center campus represents the logical northward extension of the land use pattern Yorkville has embraced along the Eldamain Road corridor.

Standard 2: Please state how the PUD is laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another.

The Subject Property will be developed in a comprehensive and cohesive manner consistent with the preliminary plan accompanying Prologis' application. The preliminary plan divides the work into 3 phases, each of which will be self-sufficient. Prologis proposes only two uses for the Subject Property: (1) data centers; and (2) electric substations. These two uses are complimentary to and reliant upon each other, and the Subject Property will be developer as sufficient power capacity is secured. The Subject Property's perimeter features enhanced setbacks and landscape treatments that communicate a high level of design and provide a consistent and quality "front door" for the development.

Standard 3: Please state how the PUD is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

The proposed development will not impair the supply of light or air to nearby properties, nor will it substantially increase the danger of fire or endanger the public health, safety, and welfare. The development features 2-story data center facilities located on predominantly flat land. The height of these buildings, coupled with perimeter setbacks that greatly exceed what is required by the UDO, will not materially impact light supply. Within the site, the buildings are set back from each other at a sufficient distance to have no meaningful impact on light or air supply. Each data center facility is surrounded by a drive aisle wide enough to accommodate 2-way traffic, including emergency services vehicles.

Standard 4: Please state how the PUD includes uses that are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

The proposed data center campus is consistent with the use and zoning of nearby properties. As discussed earlier, much of the Eldamain Road corridor is zoned M2 – the same designation sought for the Subject Property. Yorkville recently approved a data center campus on property located south of the Subject Property. ComEd right of way occupied by transmission lines passes through the middle of the Subject Property, and a large ComEd substation is located south of the Subject Property on the opposite side of Corneils Road. Establishing a data center campus (which is permitted by right in the M2 district) on the Subject Property is consistent with Yorkville's existing and future development goals for the area.

Standard 5: Please state how the PUD is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it.

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a "looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control during storm events than presently exists.

Standard 6: Please state how the PUD does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcels proposed for development.

The proposed development does not substantially adversely impact any known archaeological, historical, or cultural resource. Prologis is unaware of any such resources and, should one be identified, Prologis will work cooperatively with Yorkville to address any reasonable concerns.

UDO Deviations

1) Interior Setbacks (UDO Sec. 10-3-9): The UDO requires each M2-zoned lot to provide a 25' front yard setback and a 20' interior side yard setback. The proposed campus-style development will be served primarily by private access drives and requires relief from these setback requirements. Prologis instead proposes that setbacks for the Subject Property only be measured from the property's perimeter.

2) Energy Use Standards (UDO Sec. 10-4-10): The UDO provides that a data center qualifies as an "energy industrial use." Prologis seeks a deviation to ensure that any UDO standards Yorkville subsequently adopts governing energy industrial uses will not apply to the Subject Property.

3) Off-Street Parking (UDO Sec. 10-5-1(H)(5)): The UDO requires data centers to provide 0.3 parking spaces for each 1,000 square feet of floor area. Prologis expects each data center to contain approximately 379,100 square feet, which would require 114 parking spaces per building. Prologis proposes to provide 47 parking spaces for each building, which is consistent with both industry standards and actual parking demand experienced at

Prologis' other data center facilities. Further, parking shall not be calculated on a lot-by-lot basis.

4) Off-Street Loading (UDO Sec. 10-5-1(Q)): Prologis requests that Yorkville accept 1 loading space for each data center facility, and waive any requirement for further loading space accommodation.

5) Cross Access (UDO Sec. 10-5-1(F)): The UDO requires cross access between properties; however, based on security concerns associated with data center projects and the general lack of development adjacent to the Subject Property, Prologis asks Yorkville to waive this requirement.

6) Pedestrian Circulation (UDO Sec. 10-5-1(N)): Prologis plans to provide sufficient pedestrian walkways between parking lots and data center facilities; however, Prologis does not plan to provide pedestrian connections between data center facilities. In Prologis' experience, employees and visitors infrequently visit more than one data center facility at a time. Further, the sheer size of the Subject Property and anticipated security protocols makes it unlikely that visitors would travel on foot between data center facilities. Prologis asks Yorkville to waive this requirement.

7) Bicycle Parking (UDO Sec. 10-5-1(O)): The Subject Property's location eliminates any reasonable likelihood that bike parking would receive any meaningful, regular use. Prologis requests that Yorkville waive bike parking requirements for the Subject Property.

8) Landscaping (UDO Sec. 10-5-3): The UDO requires significant landscaping to be installed in and around parking lots and around building foundations. The secure nature of the proposed campus reduces the value received when such landscaping is provided in a public-facing development. In place of interior landscape requirements, Prologis proposes to install enhanced landscaping along those parts of the Subject Property's perimeter that are adjacent to public streets (i.e., Eldamain Road, Galena Road, Corneils Road, and Beecher Road).

9) Mechanical Unit Screening (UDO Sec. 10-5-4(B) and (C)): The UDO requires ground and roof mounted mechanical units to be screened. The development will feature primarily ground mounted units, as is customary in data center developments, but there will also be rooftop mechanical units. Recognizing that these units will be set back far from any public roadway, Prologis seeks Yorkville's approval of the following screening standards: (1) vinyl fencing for ground mounted units equal to the height of the generator unit, excluding stacks protruding above the generator; and (2) no screening for rooftop units.

10) Fences (UDO Sec. 10-5-5): The UDO prohibits fences from extending beyond the front plane of the primary building façade and limits fence height to no more than 8 feet. Prologis seeks Yorkville's approval of fencing in the locations identified on the preliminary plan, portions of which are located closer to the right of way than the building facade.

Prologis also seeks approval to construct fences measuring up to 12 feet in height to ensure the Subject Property is appropriately secured.

11) Appearance Standards (UDO Sec. 10-5-8-(4)): The UDO provides that industrial buildings must meet certain design standards, including requiring that any building measuring longer than 100 feet must incorporate recesses along at least 30% of the façade facing a street. Recognizing that the data center facilities are set back significantly from adjacent rights of way, Prologis seeks to waive appearance standards in exchange for Prologis' commitment to construct the buildings of masonry, pre-cast materials.

12) Frontage on a Public Street (UDO Sec. 10-7-2): The UDO requires all new lots abut a public street. Acknowledging that Prologis is proposing a secure data center campus primarily served by private drives, Prologis asks Yorkville to waive this requirement and approve – in the future – subdivision of the Subject Property into lots that Prologis reasonably determines sufficient to facilitate the use, operation, maintenance, and disposition of the Subject Property.

13) Street Standards (UDO Sec. 10-7-3 and 10-7-4): The UDO establishes standards for street construction and circulation. Excluding the realigned Beecher Road, the proposed development does not include new streets. Accordingly, Prologis asks Yorkville to waive these requirements.

e. Incentive Requests

Prologis plans to invest significantly in constructing water and wastewater extensions and a half mile of new public right of way – East Beecher Road. This public infrastructure will both support Prologis' development and accelerate Yorkville's realization of the land use goals set forth in the Comprehensive Plan. Among other things, Prologis' investment will eliminate the need for a large, up-front, investment in regional-scale public infrastructure and "set the stage" for redevelopment that would otherwise not be feasible. Neighboring properties and Yorkville as a whole will benefit significantly from Prologis' investment in public infrastructure.

Prologis proposes entering into a public utility infrastructure agreement allowing Prologis to recover its up-front investment in public improvements over a period of 20 years. There are two funding sources for reimbursement: (1) a share of the utility tax generated by the Subject Property; and (2) recapture fees paid by properties that benefit from the improvements Prologis constructs. The agreement will also provide reasonable assurances regarding water capacity to ensure Prologis can fully develop the Subject Property. Prologis would appreciate an opportunity to further discuss with Yorkville the specific terms of this agreement.

III. Conclusion

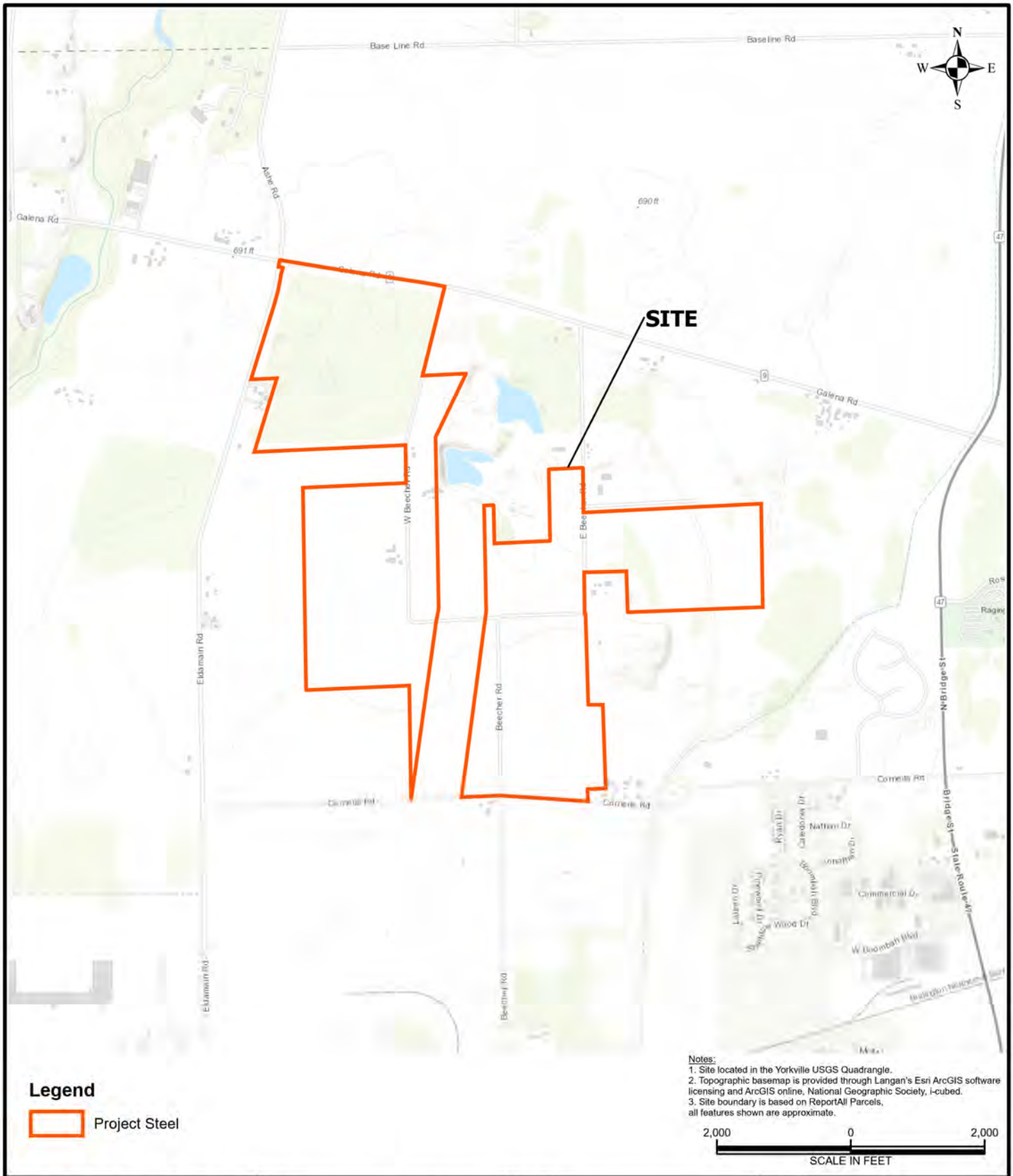
Prologis respectfully requests Yorkville approve its application for annexation and development to facilitate the future redevelopment of the Subject Property. Please do not hesitate to contact me with questions.

Sincerely,

Gregory W. Jones

cc: JC Witt, Prologis (via e-mail)
Katie Fraser, Prologis (via e-mail)

Enclosures



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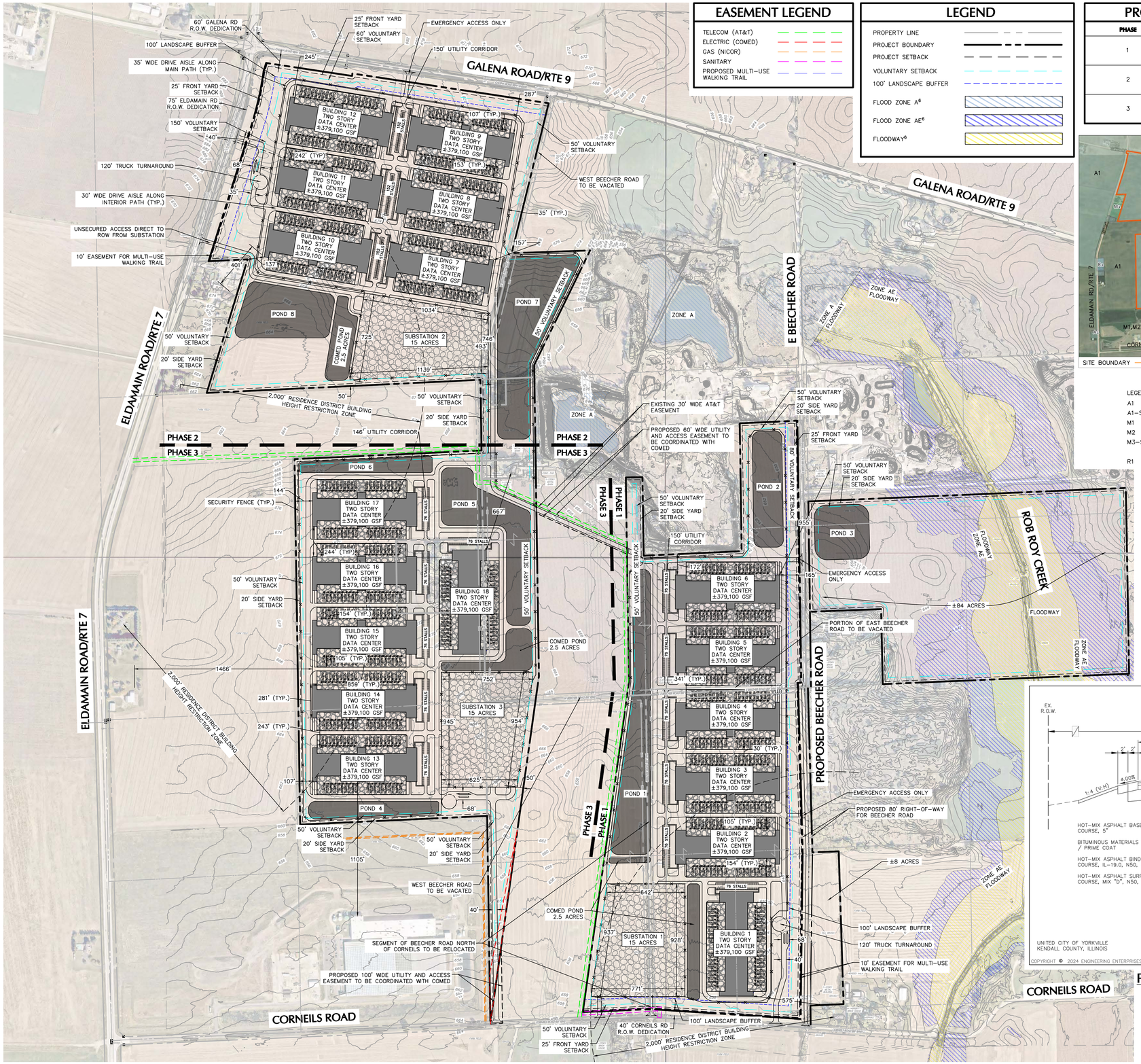
Project	**Project Steel (Yorkville)**
	BRISTOL
	KENDALL COUNTY IL
Figure Title	**SITE LOCATION MAP**
Project No.	541061101
Date	2/2/2025
Scale	1"=2,000'
Drawn By	RDB
Figure	**A**

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Path: \\langan.com\data\CHI\data1\541061101\Project Data\ArcGIS\APRX\541061101 - Civil Figures\541061101 - Site Analyzer.aprx

EXHIBIT B

PROPOSED PHASING SCHEDULE		
PHASE	**BUILDINGS**	**SITE FEATURES**
1	7 TOTAL (BUILDINGS 1–7)	5 PONDS (1–5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8–16)	2 PONDS (8–9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17–24)	2 PONDS (6–7) SUBSTATION 3 ASSOCIATED PARKING



EASEMENT LEGEND

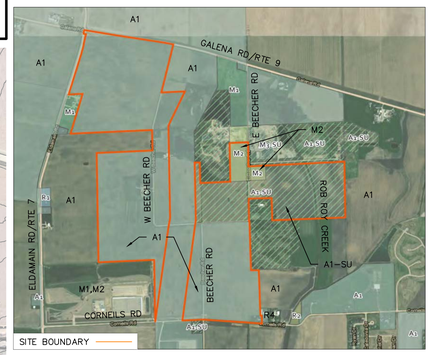
- TELECOM (AT&T)
- ELECTRIC (COMED)
- GAS (NICOR)
- SANITARY
- PROPOSED MULTI-USE WALKING TRAIL

LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- PROJECT SETBACK
- VOLUNTARY SETBACK
- 100' LANDSCAPE BUFFER
- FLOOD ZONE A[6]
- FLOOD ZONE AE[6]
- FLOODWAY[6]

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1-SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3-SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE-FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT B - PHASE 2

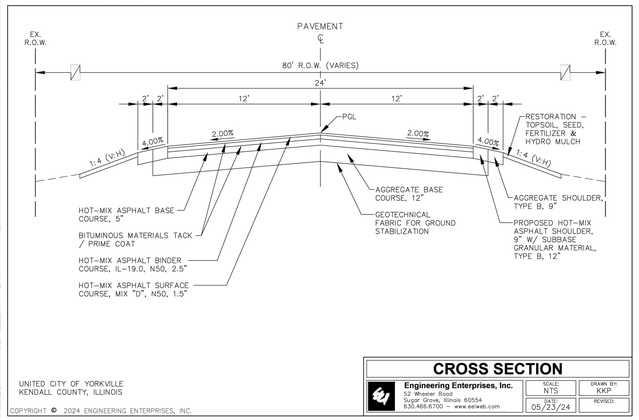
EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC. ANALYSIS BY ENGINEERING ENTERPRISES, INC.



CROSS SECTION

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 – www.eeiweb.com

SCALE: NTS | DRAWN BY: KKP | DATE: 05/23/24 | REVISED:

PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

NOT FOR CONSTRUCTION

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
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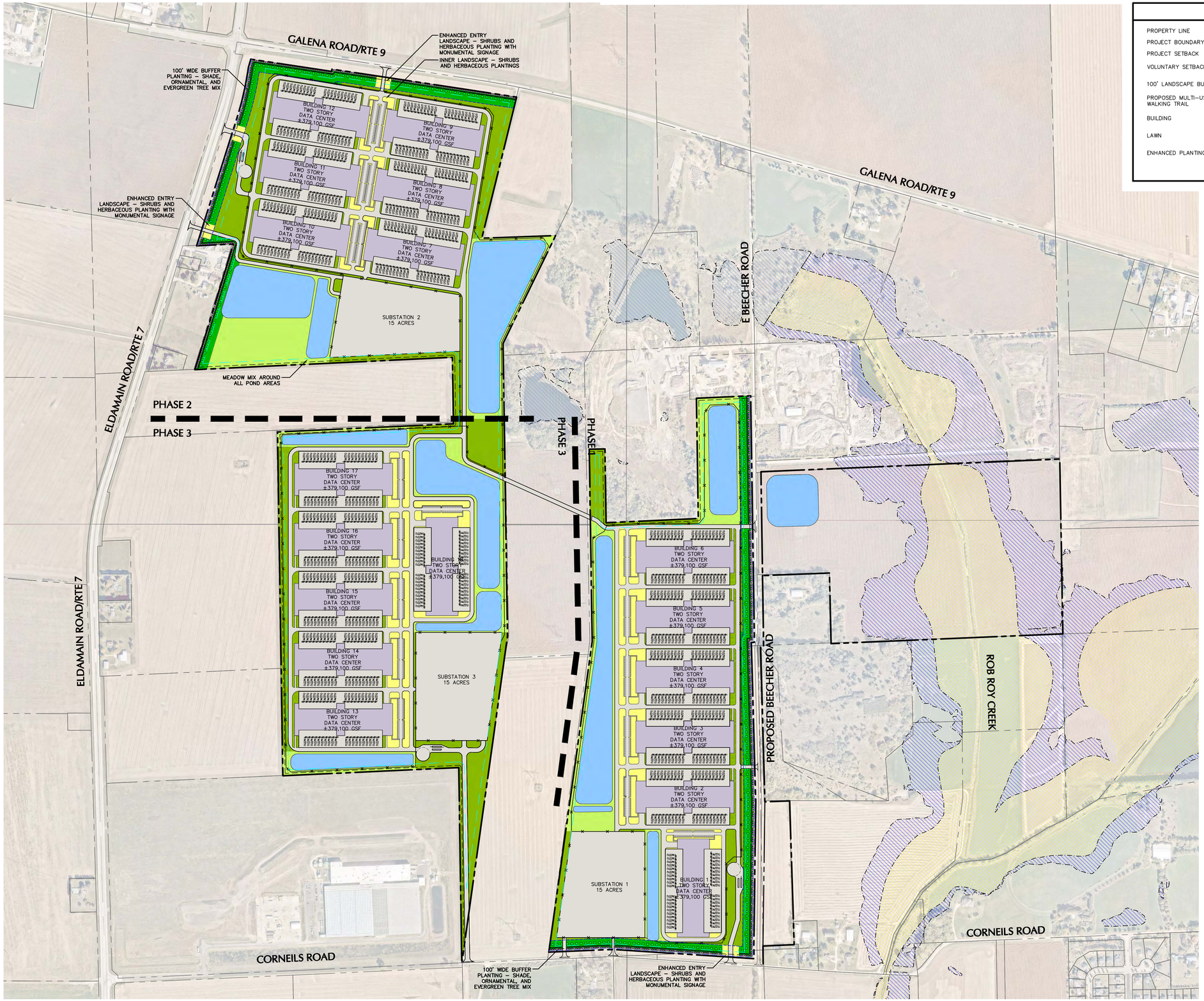
Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No. 541061101	Drawing No. PUD-02
Date 5/16/2025	
Drawn By NRR	
Checked By TDO	Sheet 1 of 1

LANGAN
Project No. 541061101

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LEGEND

PROPERTY LINE		GRAVEL/PAVEMENT	
PROJECT BOUNDARY		POND	
PROJECT SETBACK		ZONE A	
VOLUNTARY SETBACK		ZONE AE	
100' LANDSCAPE BUFFER		BUFFER PLANTING	
PROPOSED MULTI-USE WALKING TRAIL		MEADOW MIX	
BUILDING		EVERGREEN TREE	
LAWN		SHADE TREE	
ENHANCED PLANTING		ORNAMENTAL TREE	

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ARR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2–3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2–3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2–3" CAL.	B&B
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2 1/2–3" CAL.	B&B
GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2 1/2–3" CAL.	B&B
PV	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	2 1/2–3" CAL.	B&B
QB	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2–3" CAL.	B&B
TA	TILIA AMERICANA / AMERICAN LINDEN	2 1/2–3" CAL.	B.R.
UA	ULMUS AMERICANA / AMERICAN ELM	2 1/2–3" CAL.	B&B
UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2 1/2–3" CAL.	B&B
EVERGREEN TREES			
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6–8' HT.	B&B
PD	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6–8' HT.	B&B
TN	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	6–8' HT.	B&B
TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6–8' HT.	B&B
ORNAMENTAL TREES			
AG	AESCULUS GLABRA 'JN SELECT' / EARLY GLOW™ OHIO BUCKEYE	8–10' HT.	B&B
ALE	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY	8–10' HT.	B&B
CI	CRATAEGUS CRUS–GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	8–10' HT.	B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	8–10' HT.	B&B
MR	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	8–10' HT.	B&B
VB	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	8–10' HT.	B&B

NOT FOR CONSTRUCTION

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.
200 W Madison Street, Suite 1920
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

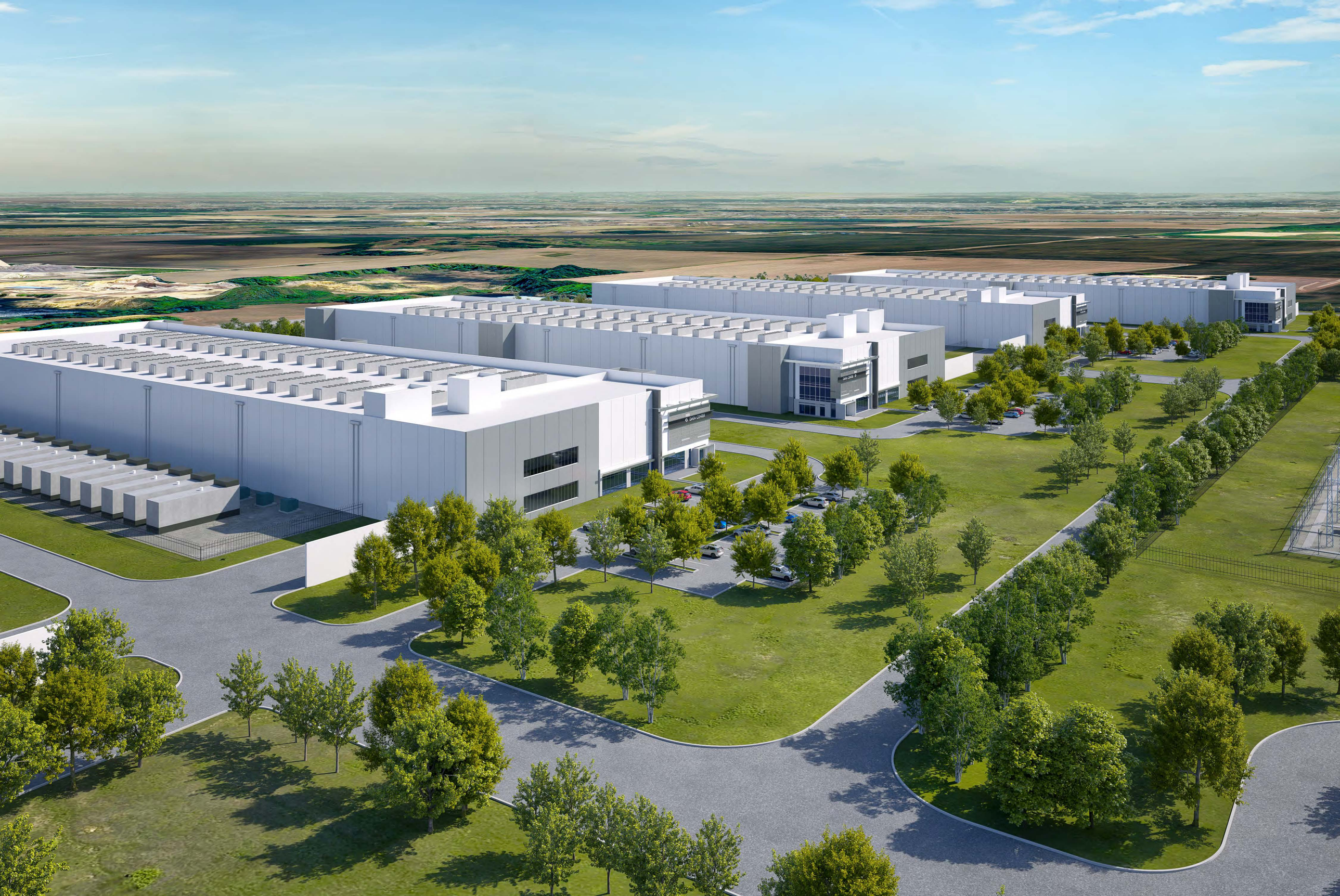
Drawing Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 541061101	Drawing No. LP101
Date 05/16/2025	
Drawn By SD	
Checked By MS	Sheet 1 of 1

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Project No. 541061101

Date: 5/15/2025 Time: 10:39 User: sdolan Style Table: Langan.stb Layout: LP101 Document Code: CP01-541061101-0102-LP101-0101




DATA CENTER

LANGAN

Technical Memorandum

200 West Madison Street, Suite 1920 Chicago, IL 60606 T: 312.547.7700 F: 312.547.7701

To: Bradley P. Sanderson P.E., City of Yorkville

From: Christopher A. Prisk, P.E., PTOE

CC: Timothy O'Neill, P.E.

Date: March 14, 2025

Re: Trip Generation Memorandum
Project Steel
City of Yorkville, Kendall County, Illinois
Langan Project No.: 541061101

I. Project Overview

The proposed Project Steel data center campus is anticipated to consist of 24,379,100 gross square foot (GSF) data center buildings located between, Galena Road, Eldamain Road, and Corneils Road in the city of Yorkville, Illinois. The proposed campus is anticipated to be constructed over three phases, with phase one comprising of seven buildings, phase two comprising of nine buildings, and phase three including the remaining eight buildings.

The proposed development includes two full access driveways. The first driveway, associated with Phase 1, is proposed along Corneils Road via Beecher Road. The second driveway, associated with Phases 2 and 3, is proposed along Eldamain Road. As part of the development, Beecher Road will be realigned so that the north leg connects to Corneils Road east of its existing connection. The preliminary Planned Unit Development (PUD) site plan is included as **Figure 1**.

II. Trip Generation

ITE Methodology

Trip generation for proposed developments are typically calculated using data contained in the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE). According to the trip generation calculations the anticipated trips for each phase of the development is as follows:

- Phase 1 – Seven Buildings
  - 292 AM Peak Hour trips (161 In, 131 Out)
  - 239 PM Peak Hour trips (72 In, 167 Out)
  - 2,627 ADT
- Phase 2 – Nine Buildings
  - 375 AM Peak Hour trips (206 In, 169 Out)
  - 307 PM Peak Hour trips (92 In, 215 Out)
  - 3,378 ADT

- Phase 3 – Eight Buildings
    - 334 AM Peak Hour trips (184 In, 150 Out)
    - 239 PM Peak Hour trips (82 In, 191 Out)
    - 3,002 ADT

The resulting total trip generation for all three phases of the data center campus is 1,001 AM Peak Hour trips (551 In, 450 Out), 819 PM Peak Hour trips (246 In, 573 Out), and 9,007 average daily trips. These trip generation calculations are summarized in **Table 1A**.

It should be noted that the trip generation data for data centers (Land use code [LUC] 160) contained within the 11th Edition of the *Trip Generation Manual* contains few data points in the AM and PM peak hour of adjacent street windows. Additionally, the information is from the 2010s and for a rapidly developing technology, the trip generation data should not be assumed representative of modern data center uses. As such, the client has provided employment information and shift scheduling for the purposes of calculating trip generation.

Client Site-Specific Methodology

Each data center building is anticipated to require a staff of 30 people split amongst shifts to provided 24/7 coverage. The first shift, the morning shift, is anticipated to contain 50% of the staff and will run between 6:00 AM and 2:00PM. The afternoon shift is anticipated to contain 25% of the total employees and will run between 12:00 PM and 8:00PM. Finally, the remaining 25% of employees will work the night shift from 8:00PM - 8:00 AM. Given these shift times, the majority of traffic generated by the campus will occur outside the AM and PM adjacent street windows. Assuming all staff trips will be made in single occupancy vehicles, the resulting trip generation for each phase is anticipated to be as follows:

- Phase 1 – Seven Buildings
    - 56 AM Peak Hour trips (0 In, 56 Out)
    - 0 PM Peak Hour trips (0 In, 0 Out)
    - 420 ADT
- Phase 2 – Nine Buildings
    - 72 AM Peak Hour trips (0 In, 72 Out)
    - 0 PM Peak Hour trips (0 In, 0 Out)
    - 540 ADT
- Phase 3 – Eight Buildings
    - 64 AM Peak Hour trips (0 In, 64 Out)
    - 0PM Peak Hour trips (0 In, 0 Out)
    - 480 ADT

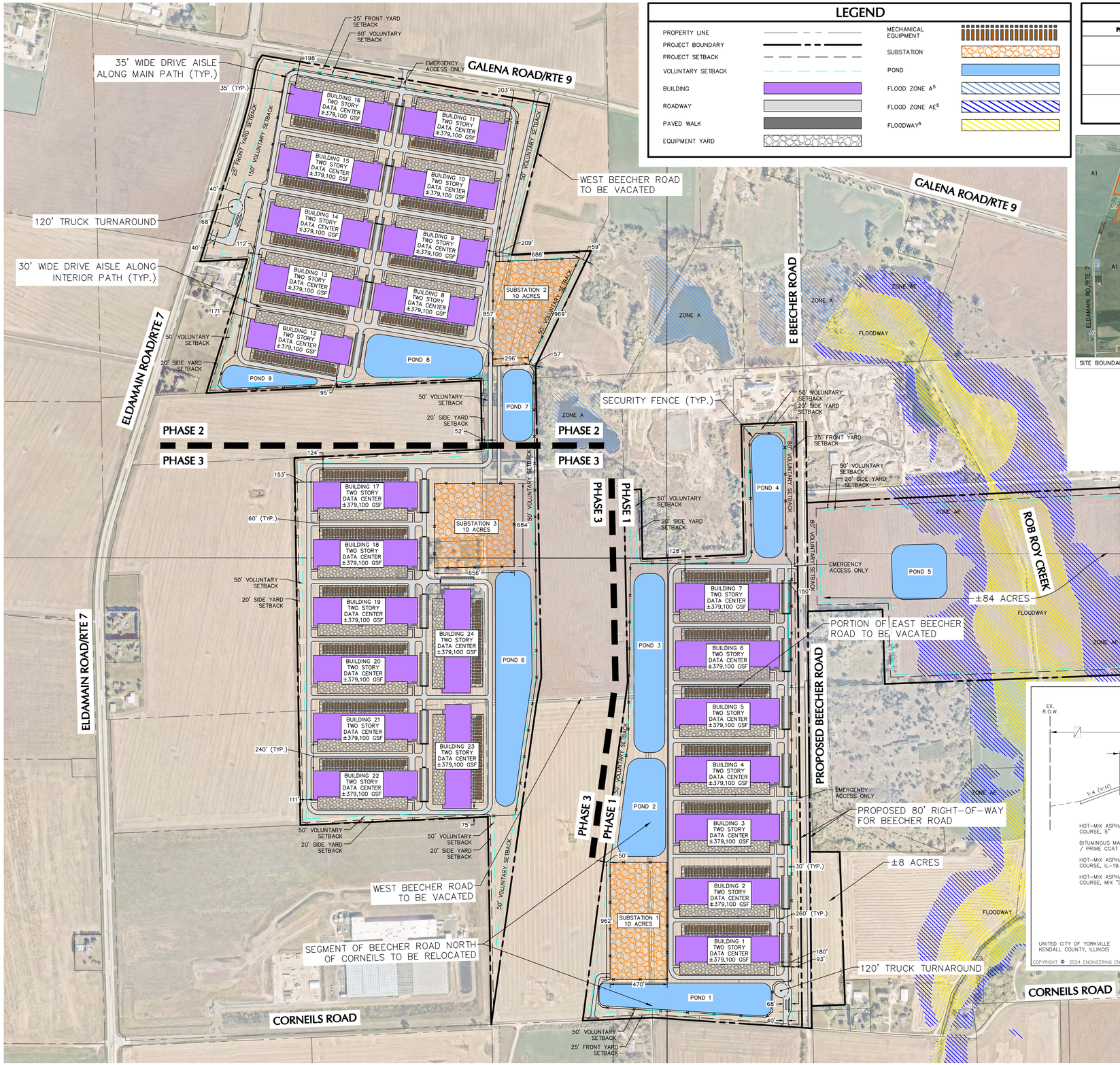
Combing all three phases, the proposed 24 building data center campus is anticipated to generate 192 AM Peak Hour Trips (0 In, 192 Out), 0 PM Peak Hour trips, and 1,440 Average Daily trips based on the client's site-specific methodology. The trip generation calculations using the campus employment information are summarized in **Table 1B.**

III. Conclusions

Given the potential short comings in the ITE trip generation data, it is recommended that the trip generation projections based on the client's site-specific methodology be used for traffic study evaluations and / or analyses. Using these projections, the proposed Project Steel development is anticipated to generate over 100 trips during the AM peak hour of adjacent street following the completion of the majority of phase two. The city of Yorkville does not appear to post trip generation thresholds for traffic impact studies. Given that the users for this development have not yet been identified, we propose that if a TIS is deemed required, it shall be completed in the Final PUD Process. That will ensure accurate employee data and traffic counts for the proposed users are utilized. This will ensure appropriate traffic mitigations and improvements are implemented for each phase of the project.

FIGURES

Figure 1 – Preliminary PUD Site Plan
Figure 2 – Study Intersections

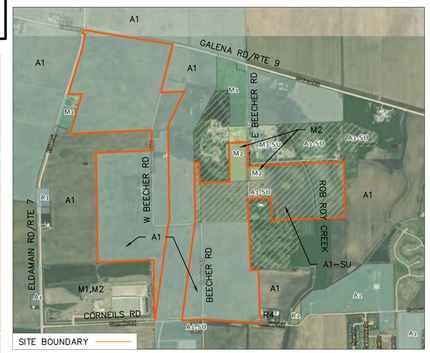


LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- PROJECT SETBACK
- VOLUNTARY SETBACK
- BUILDING
- ROADWAY
- PAVED WALK
- EQUIPMENT YARD
- MECHANICAL EQUIPMENT
- SUBSTATION
- POND
- FLOOD ZONE A[5]
- FLOOD ZONE AE[5]
- FLOODWAY[5]

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1–7)	5 PONDS (1–5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8–16)	2 PONDS (8–9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17–24)	2 PONDS (6–7) SUBSTATION 3 ASSOCIATED PARKING



ZONING DISTRICT MAP

(BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1–SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3–SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE–FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10–3–9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10–3–9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10–3–9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10–3–9
LANDSCAPE ZONE (FEET)	30	50	2009–42
REQUIRED YARD (FEET)			
FRONT	25	±80	10–3–9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10–3–9
REAR	N/A	±50	10–3–9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10–3–9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10–3–9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10–3–9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM BUILDING COVERAGE (%)	±85%	±70%	10–3–9
LANDSCAPE ZONE (FEET)	30	50	2009–42
REQUIRED YARD (FEET)			
FRONT	25	±150	10–3–9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10–3–9
REAR	N/A	±50	10–3–9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	TBD[3]	315[4]	10–5–1
ACCESSIBLE PARKING	PER IL ADA	8[4]	10–5–1(D)
E/V PARKING	1 PER 50	6[4]	10–5–1(K)

LOT B - PHASE 2

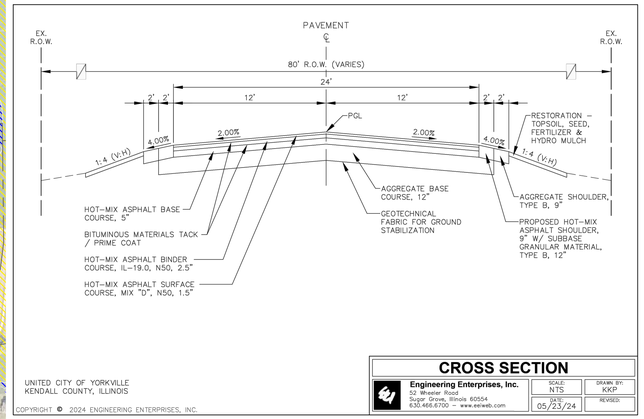
EMPLOYEE PARKING	TBD[3]	405[4]	10–5–1
ACCESSIBLE PARKING	PER IL ADA	9[4]	10–5–1(D)
E/V PARKING	1 PER 50	8[4]	10–5–1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	TBD[3]	360[4]	10–5–1
ACCESSIBLE PARKING	PER IL ADA	8[4]	10–5–1(D)
E/V PARKING	1 PER 50	7[4]	10–5–1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT–OF–WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. MINIMUM PARKING STALL DIMENSIONS SHALL BE 9 FEET WIDE BY 18 FEET DEEP.
4. ±45 TOTAL PARKING STALLS INCLUDING 2 ADA STALLS AND 1 EV CHARGING STALL PER BUILDING.
5. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.



PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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CROSS SECTION

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 – www.eeiweb.com

SCALE:	DRAWN BY:
NTS	KKP
DATE:	REVISED:
05/23/24	

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

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Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No.	Drawing No.
541061101	PUD-01
Date	
3/14/2025	
Drawn By	
NRR	
Checked By	
TDO	

Sheet 1 of 1

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Project No. 541061101

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TABLES

Table 1A – ITE Trip Generation
Table 1B – Client Site-Specific Trip Generation

Table 1A

Site Trip Generation (ITE Methodology)

Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
PROPOSED										
Phase 1 - Seven Buildings	160	2,653,700	SF	**161**	**131**	**292**	**71**	**166**	**237**	**2,627**
Phase 2 - Nine Buildings	160	3,411,900	SF	**206**	**169**	**375**	**92**	**215**	**307**	**3,378**
Phase 3 - Eight Buildings	160	3,032,800	SF	**184**	**150**	**334**	**82**	**191**	**273**	**3,002**
Total Proposed External Vehicular Site Trips				**551**	**450**	**1,001**	**245**	**572**	**817**	**9,007**

Notes:

Trip generation calculations based on ITE Trip Generation Manual, 11th Edition average rates.

Weekday ADT is a bi-directional traffic volume (In + Out).

Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.

AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM

PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

Table 1B

Site Trip Generation (Client Site-Specific)

Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
PROPOSED										
Phase 1 - 2,653,700 GSF	---	7	Buildings	**0**	**56**	**56**	**0**	**0**	**0**	**420**
Phase 2 - 3,411,900 GSF	---	9	Buildings	**0**	**72**	**72**	**0**	**0**	**0**	**540**
Phase 3 - 3,032,800 GSF	---	8	Buildings	**0**	**64**	**64**	**0**	**0**	**0**	**480**
Total Proposed External Vehicular Site Trips				**0**	**192**	**192**	**0**	**0**	**0**	**1,440**

Notes:

Trip generation calculations based on information provided by the client.
Each data center is assumed to need a staff of 30 employees
Day shift 50% of total employees: 6:00 AM - 2:00 PM
Afternoon shift 25% of the total employees: 12:00 PM - 8:00 PM
Night shift 25% of the total employees: 8:00 PM - 8:00 AM
Weekday ADT is a bi-directional traffic volume (In + Out).
Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.
AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM
PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

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High Security Steel Palisade Fence



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Conforms to IEEE grounding standards.





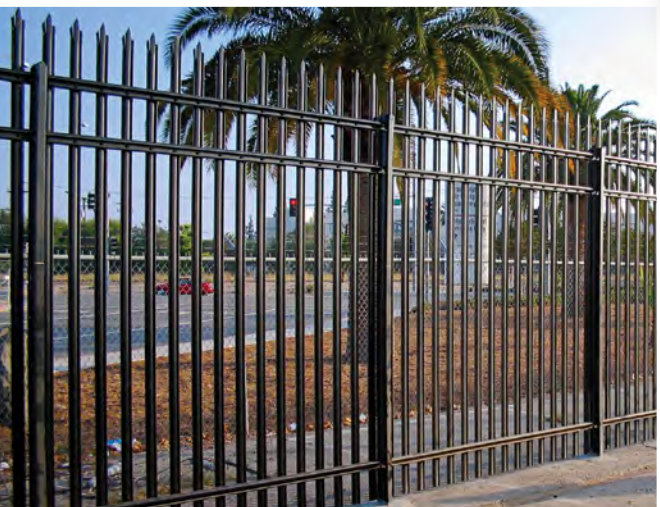
UNPARALLELED PROTECTION

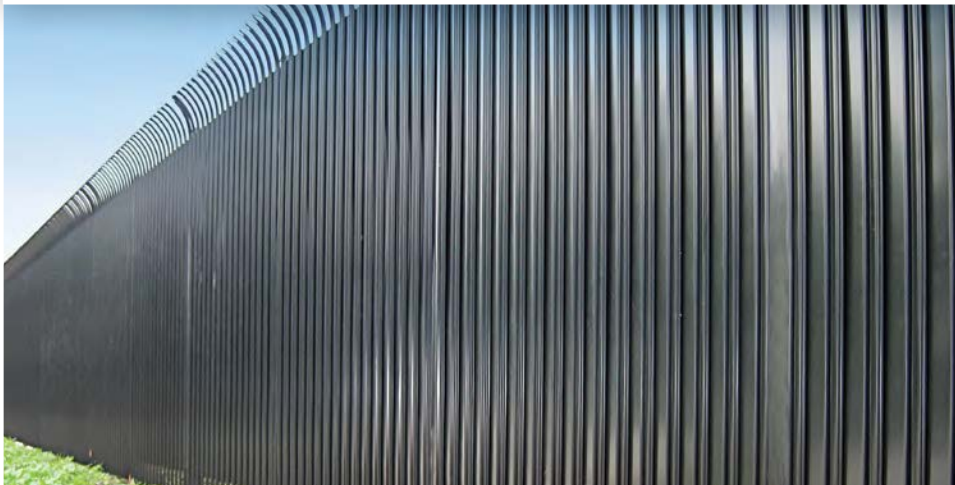


Maintaining a secure perimeter is your first line of defense against potential threats. Impasse II fence systems serve as a visual deterrent backed with heavy steel components that give a higher level of protection compared to the traditional chain link or architectural mesh fence alternatives.

Primary applications

- Military Sites
- Government Facilities
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Airports
- Data Centers
- Ports of Entry
- Water Treatment & Storage





SCALABLE DESIGN

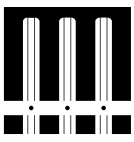


TRIDENT™

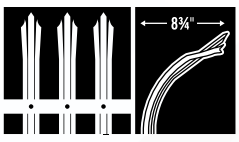
STYLES



TRIDENT™



STRONGHOLD™



GAUNTLET™

PALES	RAILS	I-BEAM POSTS	HEIGHTS
2.75" W X 14 GA.	2" X 2" X 11 GA.	3" X 2.75" X 12 GA. 4" X 2.75" X 11 GA.	6', 7', 8', 9', 10'

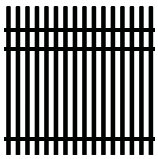


STRONGHOLD™

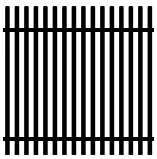


GAUNTLET™

PANELS



3-RAIL PANELS
Available in
6', 7', 8', 9'
& 10' heights



2-RAIL PANELS
Available in
6', 7' & 8' heights

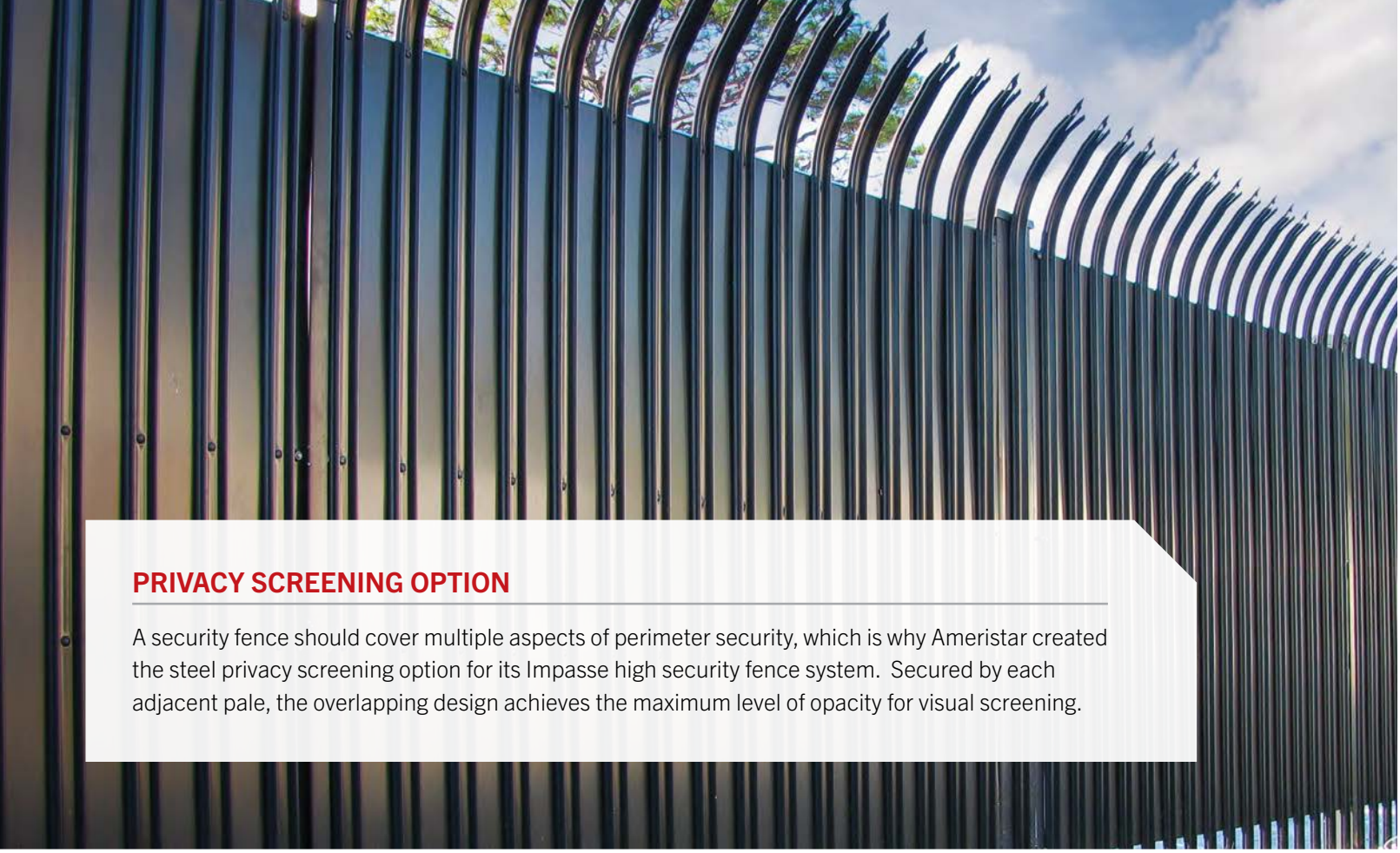
6' not available in Gauntlet

COLORS



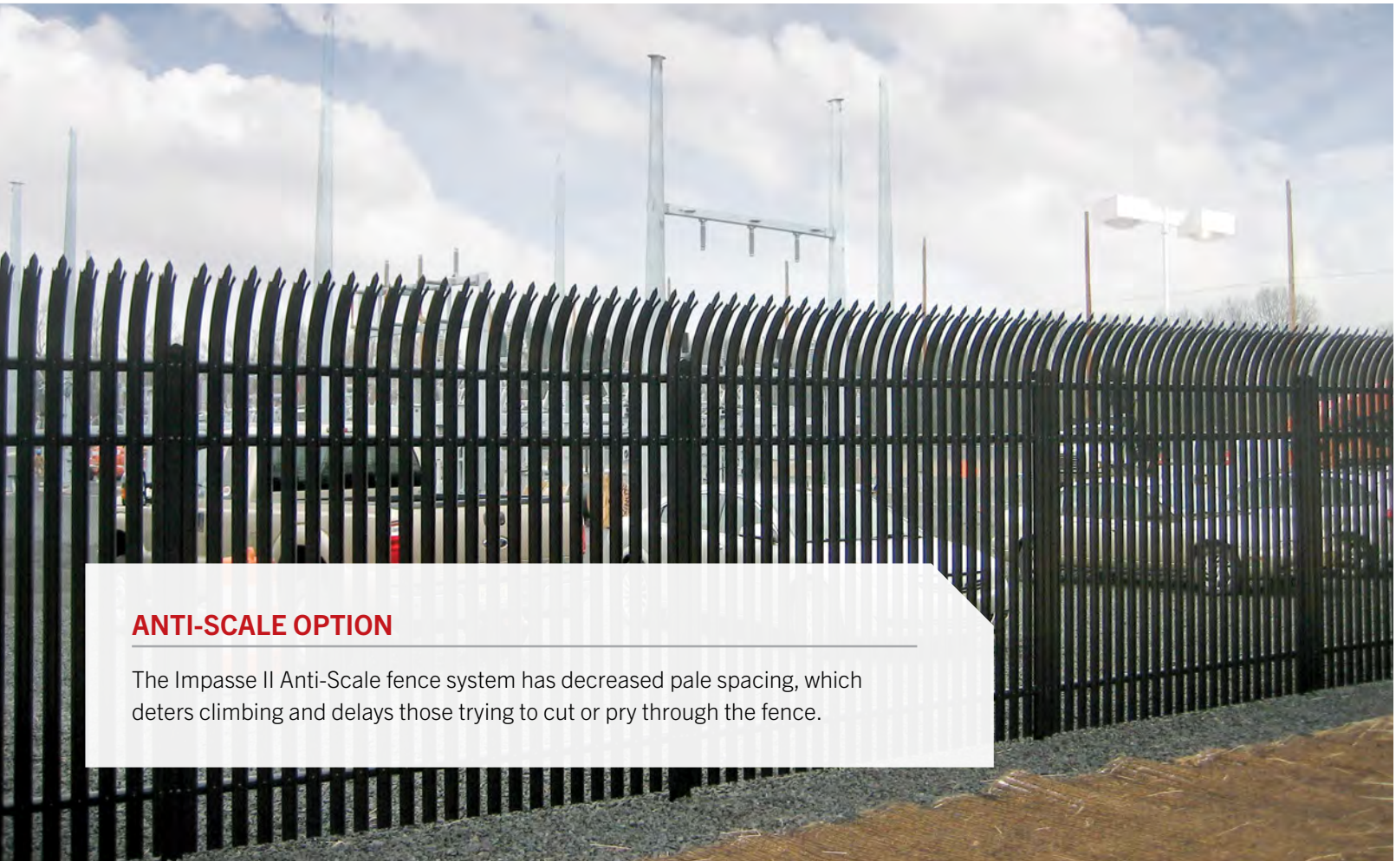
BLACK **BRONZE** **SAND** **WHITE**

Refer to color sample for actual color
Custom colors also available.



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



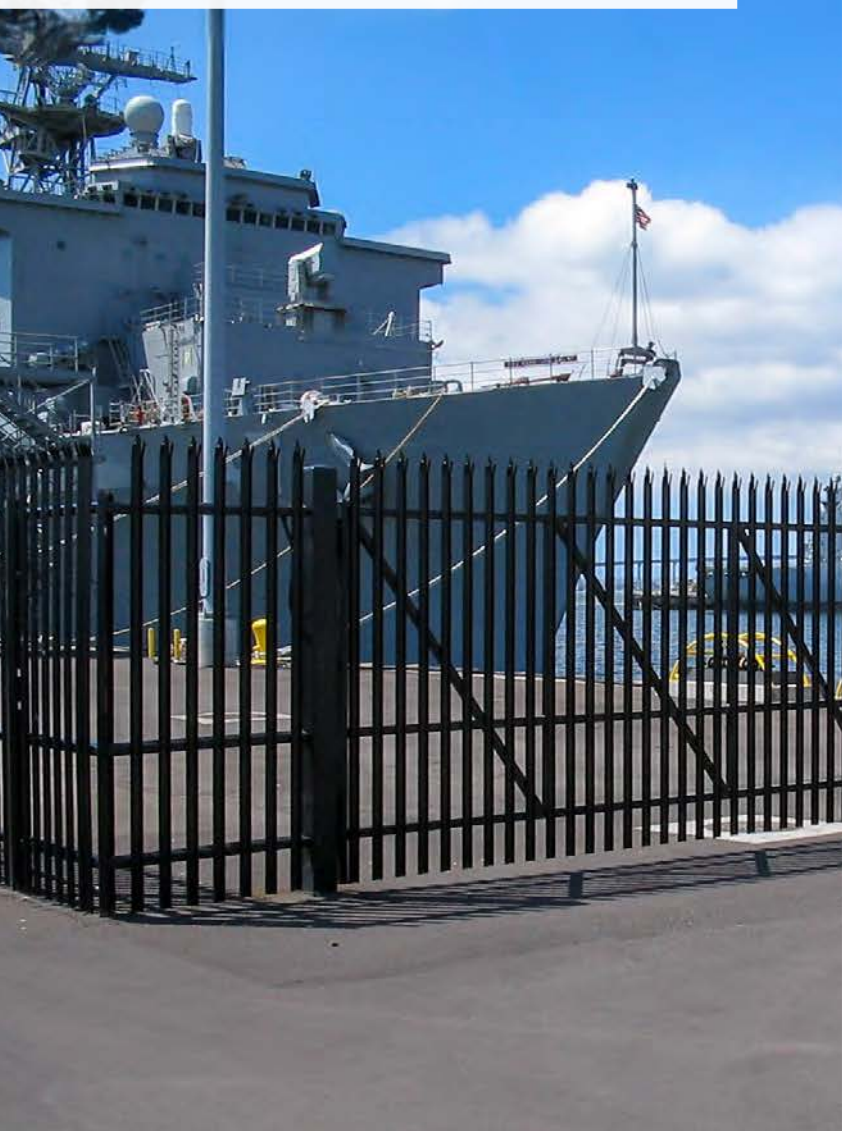
ANTI-SCALE OPTION

The Impasse II Anti-Scale fence system has decreased pale spacing, which deters climbing and delays those trying to cut or pry through the fence.

SLIDE AND SWING GATES

Egress & ingress requirements are unique to each application. Managing traffic flow & usage demands are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to balance function, security & beauty.

Ameristar Traverse™ & Passport™ sliding gates perfectly match the perimeter fence system to create a seamless & stunning design while exuding a commanding presence of security built to unite perimeter and entry.

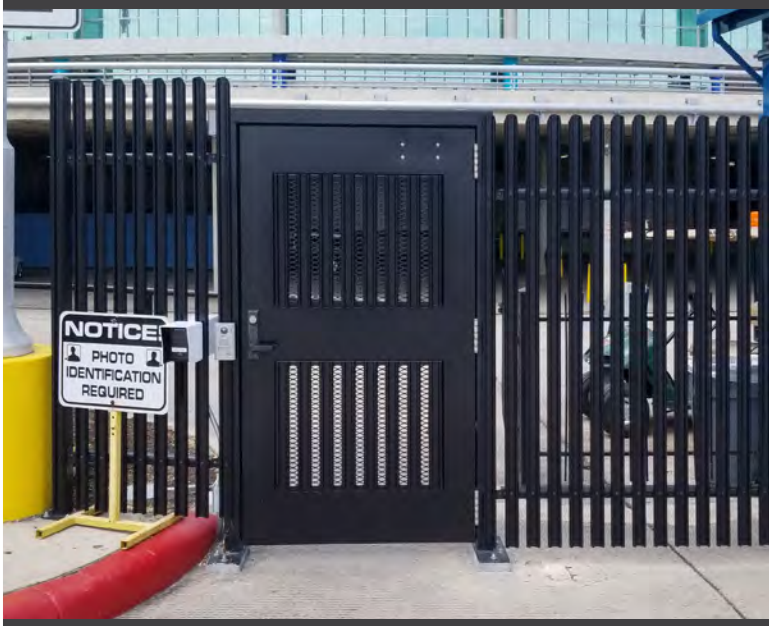




PASSPORT™



TRAVERSE™



EXODUS

CORROSION TESTING

Corrosion occurs more easily without the proper preparation and protection, which is why Ameristar has put our fence products to the test based on **ASTM B117** standards. The results speak for themselves.

CORROSION-PROCESS



PAINTED STEEL



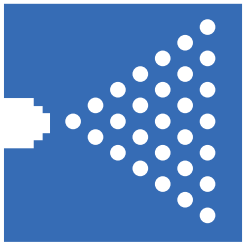
PRIMED & PAINTED STEEL

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THE INDUSTRY STANDARD SINCE 1992

In our unique PermaCoat process, our pre-galvanized steel base undergoes an 11-stage cleansing and preparation process. PermaCoat's corrosion resistance exceeds that of painted surfaces with a "no-mar" polyester powder top coat. This dual coating not only withstands weathering but also reduces scratch and burnishing marks often seen during shipping.

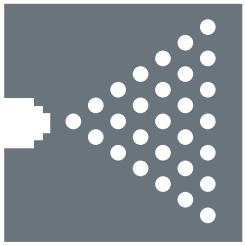
PRE-TREATMENT



ALKALINE WASH

Cleans metal for proper adhesion of zinc phosphate

1



FIXIDINE RINSE

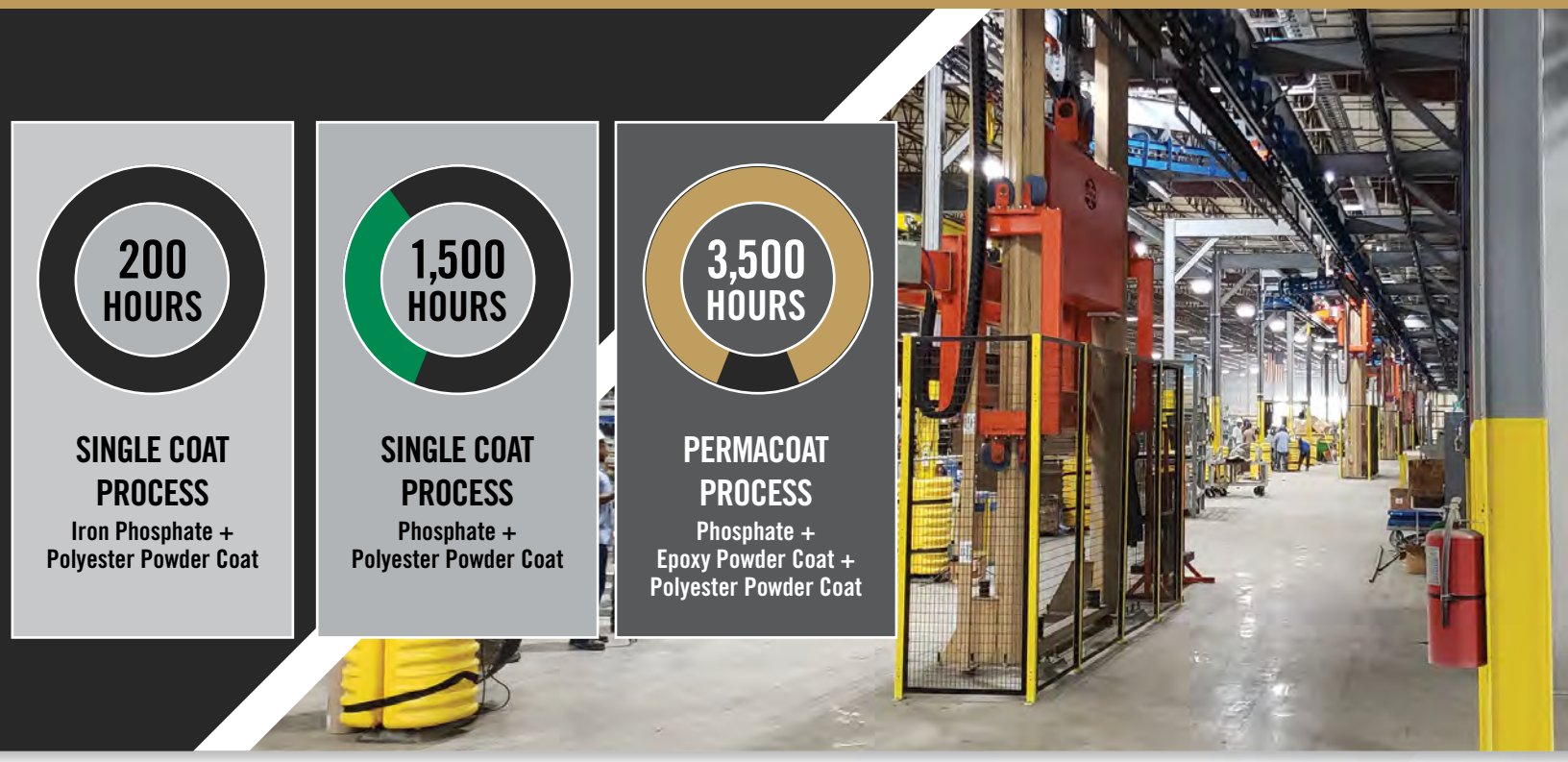
Rinses excess alkaline prior to zinc phosphate application

2





Impasse II is backed by over 30 years of excellence in the fencing industry.



200 HOURS

SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat

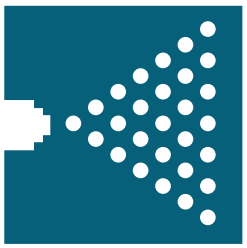
1,500 HOURS

SINGLE COAT PROCESS
Phosphate + Polyester Powder Coat

3,500 HOURS

PERMACOAT PROCESS
Phosphate + Epoxy Powder Coat + Polyester Powder Coat

After these **7 stages**, the steel surface will be completely prepped for the **next 4 coating** stages by **removing everything** that **inhibits** proper adhesion.



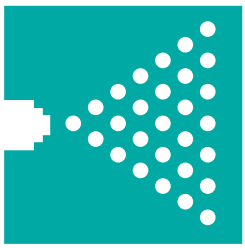
PHOSPHATE
Corrosion resistant layer that assists in bonding powder coating

3



CLEAR WATER RINSE
A bit of clean H_2O to prep for the next phase

4



NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE
Final wash in H_2O to remove any excess debris or particles

6

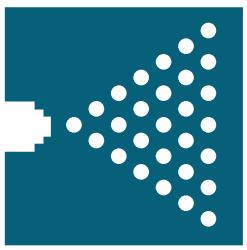


DRYING OVEN
Eliminates all moisture prior to double coating

7



DOUBLE COATING



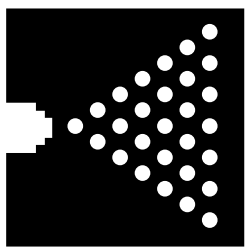
EPOXY POWDER COAT
Epoxy powder is electrostatically applied

8



EPOXY GEL OVEN
Powder is gelled & cured to finish coat

9



POLYESTER POWDER
TGIC powder is electro-statically applied

10



FINISH CURING OVEN
Seals finish for years of maintenance-free use

11

SYSTEMS INTEGRATION

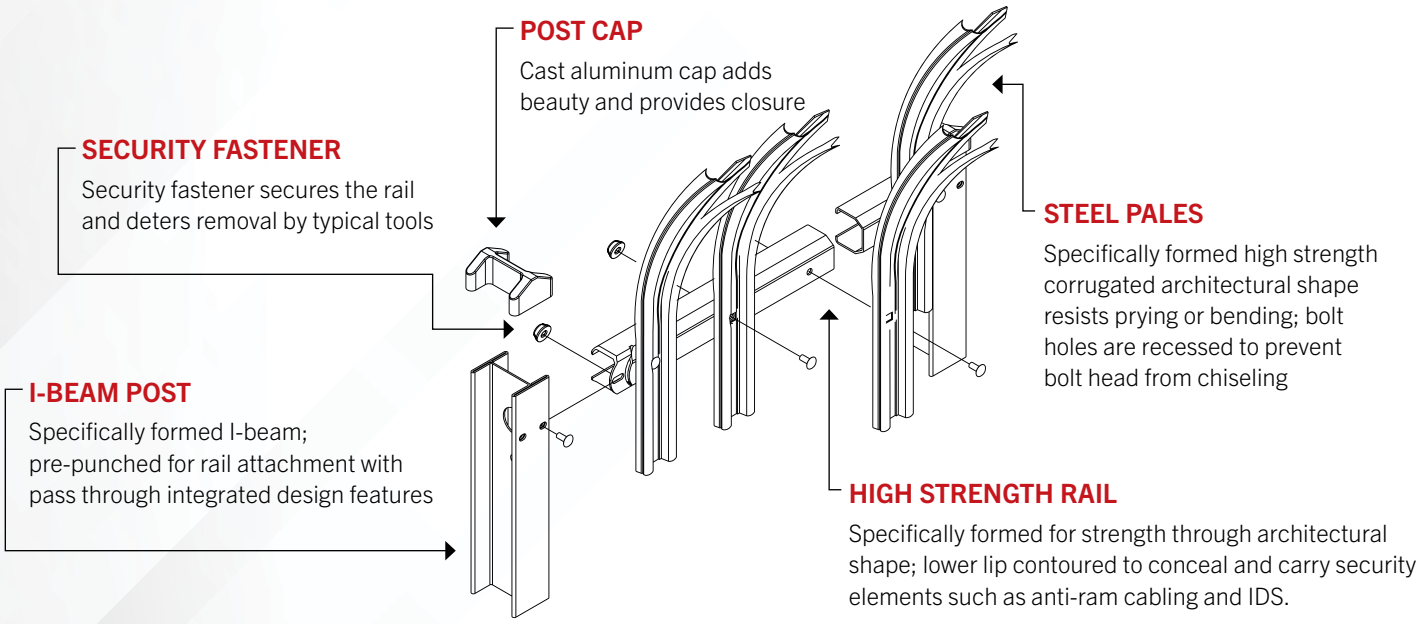
The Impasse II framework is a raceway for wiring, conduits, and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring, becoming a value-added solution for perimeter security upgrades.

When installing these security elements, use Impasse II as a platform:

- Communication & Video Cables
- Intrusion Detection / Fiber Optic Cables
- Access Control Wiring
- Conduits
- Anti-Ram Cabling (Stalwart)

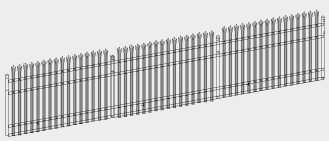


(Inside of rail shown above / view from protected side)

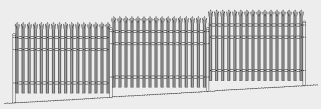


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M50 M40 M30 PU60 PU50 PU30 K12 K8 K4

Why Choose Ameristar?

KNOWLEDGE AND EXPERIENCE

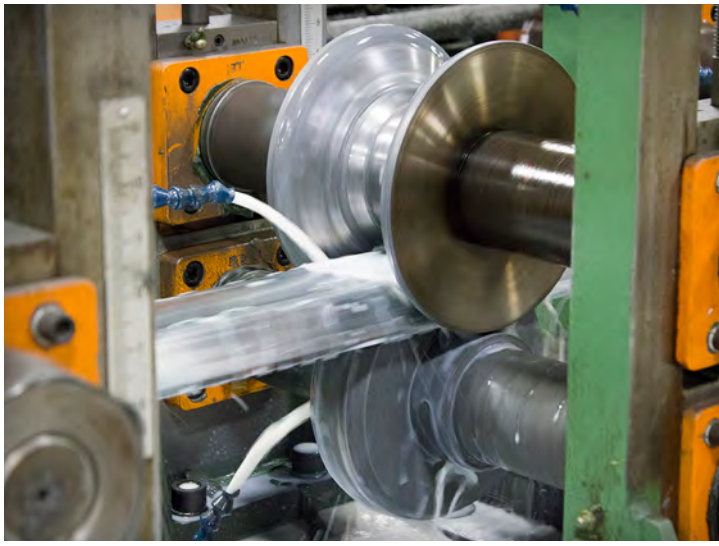
For over 40 years, we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

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ASSA ABLOY

To: **Krysti Barksdale-Noble**

From: **Katie Fraser, JC Witt**

Date: **May 16, 2025**

Subject: **Response to Plan Council Meeting Follow-Up Letter**

Dear Krysti,

Thank you and all the staff at the City of Yorkville for your time on April 24, 2025. Below are responses to the individual comments/feedback items that were provided in the letter dated April 28, 2025. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

GENERAL APPLICATION COMMENTS:

Item 1:

The petitioner has provided ownership authorization for submitted applications for the parcels owned by George Ostreko Jr. (#02-07-200-010, #02-07-200-001, and #02-07-200-008) and Mary Auer (#02-07100-008 and 02-06-400-005).

Item 2:

The petitioner shall provide the remaining ownership authorization from property owner Jerry G. and Marilee Foltz (#02-07-200-009).

PLD Response: Owner authorization form will be provided upon receipt.

PRELIMINARY PUD PLAN COMMENTS:

Item 3:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the adjacent property lines on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 4:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the nearest existing residential or commercial structures on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 5:

The petitioner shall provide a "2,000 ft. Residence District Building Height Restriction Zone" buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.

PLD Response: Requested buffer will be added to the Preliminary PUD Plan.

Item 6:

The petitioner will confirm if they intend to accommodate the proposed realignment of E. Beecher Road as recommended by the City Engineer and Public Works Director.

PLD Response: Petitioner requests additional meeting with City Engineer and Public Works Director to discuss East Beecher Road Realignment. PLD strongly prefers option 5 or 5A.

a. If so, the petitioner will address roadway alignments recommended by City Engineer on a revised Site Plan.
   PLD Response: Site plan will be revised following meeting with City Engineer and Public Works Director.

Item 7:

The petitioner will confirm whether they still wish to pursue the vacation of W. Beecher Road and, if so, explain how access will be provided to the approximately 18-acre parcel located south of Galena Road (#02-06-400-001), which is included in the proposed Project Cardinal development.

PLD Response: PLD proposes to vacate West Beecher Road. The 18-acre parcel located east of the site ("Neighboring Property") can add access off of Galena Road, either where the existing Beecher Road Access currently is or at a new access point further to the east. The revised site plan eliminates the proposed curb cut adjacent to the Neighboring Property; this should alleviate concerns regarding proximity of curb cuts on Galena Road.

Item 8:

The petitioner will indicate the recommended easements for trails and proposed sidewalks on an updated Site Plan.

PLD Response: Proposed trails have been added to the site plan.

Item 9:

The petitioner will verify the correct parking count on the Site Plan.

PLD Response: Parking count will be verified on the revised site plan.

Item 10:

The petitioner will provide a traffic study and traffic management plan.

PLD Response: PLD will provide a traffic study and traffic management plan. Scoping for traffic study will require input from City Engineer and Public Works Director.

Item 11:

The petitioner will provide a revised Landscape Plan indicating the proposed areas they seek relief from the recommended eight (8) foot tall berm within the required 100-foot landscape buffer. Architectural renderings or illustrative view shed exhibits are highly recommended to demonstrate the proposed vegetative screening in the areas seeking relief.

PLD Response: PLD intends to work with the City on the appropriate location for berms based on sound and viewsheds.

Item 12:

The petitioner will provide architectural building elevation plans indicating proposed building materials and dimensions. The plans shall also illustrate greater architectural articulation, variation in materials, and a more dynamic color palette to those buildings visible from Eldamain, E. Beecher and Galena Roads.

PLD Response: Project architect is working on generating the requested building elevations. PLD intends to have elevations completed ahead of the scheduled EDC meeting.

Item 13:

The petitioner will provide a pre-construction/existing conditions noise study of subject property and narrative of mitigation steps they intend to employ to ensure compliance with the City's noise ordinance standards.

PLD Response: PLD is actively working to identify a consultant to perform the requested baseline noise study. The proposed plan will be communicated to the city ahead of execution to confirm the city requirement is being satisfied.

Item 14:

The petitioner will provide details on the fence type and material.

PLD Response: Cut sheets of the proposed fence type and material have been provided with this response.

Item 15:

The petitioner will provide additional narrative or details regarding the proposed use of ion-lithium batteries within the data center campus structures.

PLD Response: Project team is working on the requested narrative for lithium batteries. Additional meeting is requested with the fire department.

DEVELOPMENT OFFSETS:

Item 16:

The petitioner is requested to provide the planned average and maximum day water use for the development. The anticipated sanitary sewer flows should also be provided. These numbers will then be used to determine the infrastructure needed to serve this development.

PLD Response: Revised water estimates will be provided ahead of EDC meeting date.

Item 17:

The petitioner is requested to provide estimates of utility taxes and property taxes expected to be generated per building.

PLD Response: PLD is working on utility and property tax estimates and will provide upon completion.

Item 18:

Regarding the requested contributions for entryway/gateway signage, regional park development, and other discussed community investments, staff plans to provide a total estimated amount and a per-acre fee for each data center developer, proportionate to the scale and impact of their respective developments. A detailed estimate from the City is forthcoming and will be provided to the petitioner in advance of the EDC meeting for their consideration.

PLD Response: Noted.

COMMUNITY MEETING COMMENTS:

Item 19:

While not discussed in the meeting, per Section 10-8-5-B-1-a of the Unified Development Ordinance, a community meeting conducted by the petitioner of area/neighborhood property owners, explaining the proposed data center campus development, at their own expense and at a location of their choosing may be required prior to the Planning and Zoning Commission public hearing date.

PLD Response: Community meeting will be scheduled ahead of City Council hearing date.

b. Accordingly, the petitioner will reach out to the various homeowners' adjacent properties along Eldamain Road, E. Beecher Road, Corneils Road, and residents within the Caledonia residential subdivision approximately 0.5 miles southeast of the proposed data center campus.

   PLD Response: Noted.

c. This outreach will need to occur prior to the City Council and Planning and Zoning Commission (PZC) public hearings providing an opportunity to present the plan and gather feedback from residents.

   PLD Response: Noted.

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

April 4, 2025

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Project Steel
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Annexation, Rezoning, and Planned Unit Development Applications
- Preliminary PUD Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Conceptual Landscape Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Trip Generation Memo dated March 14, 2025 and prepared by Langan Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - Kendall County for access to Galena Road and Eldamain Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits
    - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
    a. Truck turning exhibits for delivery and emergency vehicles
    b. Photometric plan
    c. Landscape plan, including a tree preservation plan
    d. Field tile survey
    e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. The access points should align with the proposed Project Cardinal access points to the north.

7. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

8. The proposed Eldamain Road connection will need to be reviewed and approved by the Kendall County Highway Department. Eldamain Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. Generally, they have commented that the location is acceptable, but it may have to be shifted slightly to the south to achieve a 1/3 mile spacing from Galena Road.

9. Kendall County is seeking a total of 150' of right-of-way dedication (75' along the east side) along Eldamain Road. City utility easements will be required outside of the right-of-way.

10. The City will have jurisdiction over the proposed new Beecher Road. A minimum of 80 feet right-of-way will be required.

11. Consideration should be given to reconstructing E. Beecher Road from the project property limits to Galena Road.

12. Intersection improvements at E. Beecher Road and Galena Road may be required.

13. West Beecher is proposed to be vacated. The developer should confirm that this will not adversely affect properties adjacent to the roadway and all adjacent properties have appropriate access.

14. The proposed new Beecher Road does not align with the existing Beecher Road south of Corneils Road. This is not acceptable to the City. The roadways will need to align with no jogs.

15. Corneils Road will need to be reconstructed across the frontage of the property. Consideration should be given to reconstructing across ComEd's parcel as well.

16. We will require a right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.

17. The proposed access point located just west of new Beecher Road appears to be too close to the intersection.

18. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

19. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

20. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

21. The developer should identify the proposed construction access points.

22. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

23. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

If you have any questions or require additional information, please contact our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2
pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. JC Witt, Prologis (via email)
Mr. Greg Jones, Ancel Glink (via email)
Mr. Andrew Uttan, Langan Engineering (via email)
TNP, PGW2, EEI (via e-mail)

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Three-Phase Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed three-phase development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits located approximately 2700 ft Southeast of the closest Project Steel building shown in the preliminary PUD (on Ryan Drive, Caledonia Drive, and Lauren Drive). The distance between the proposed data center buildings and these residences will be beneficial, and we expect the project can meet the noise ordinance at this distance with planning and if noise mitigation measures are implemented.
5. The closest residential land use within the City of Yorkville is 1400 feet east of the nearest data center building, located at 1414 Eldamain Road. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance, potentially at completion of each project phase.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the West, South, and East of the proposed Data Center Campus on Eldamain, Corneils, and East Beecher Roads.

****END OF MEMORANDUM****

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 28, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 24th Plan Council Meeting

On April 24, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments in responses to our acoustics-related discussion:

1. *Continuous Noise Monitoring:* The City is interested in requiring continuous noise monitoring during the construction and operation of the Project Steel and Project Cardinal data centers. We spoke with two sound level meter manufacturers, NTi and Larson Davis, regarding their continuous noise monitor offerings. The estimated cost for the hardware is $12,000 - $25,000 per monitor. This includes the purchase of a sound level meter, microphone, outdoor case, permanent mounting, solar power, and modem. There are also labor costs associated with site selection, installation coordination, setup, training, and data review. Let us know if you would like us to investigate further.

2. *Equipment Placement:* As discussed in the Plan Council meeting, the best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.

3. *Operational Conditions:* We recommend an update to item 31.kk.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance. Matching the pre-development baseline may be impractical for a project of this scale, and the ordinance is designed to balance the city's needs for development and protect residents from excessive noise.

****END OF MEMORANDUM****

Soundscape Engineering
3711 N. Ravenswood Ave., Ste. 104 • Chicago, IL 60613 • (312) 436-0032
729 W. Ann Arbor Trl., Ste. 150 • Plymouth, MI 48170 • (734) 418-8663
www.SoundscapeEngineering.com

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: April 2, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
SEC of Galena Road & Eldamain Road east toward E. Beecher Road
Proposed Data Center Campus and On-Site Substation Development

---

I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD), Preliminary PUD Plan and Project Narrative for Project Steel received March 14, 2025 as submitted by Ancel Glink P.C., attorney, on behalf of Prologis, L.P., petitioner, as well as a conceptual Preliminary PUD Plan dated 03/14/25, Proposed Phasing Schedule, Conceptual Landscape Plan dated 03/14/25, a Trip Generation Memorandum and exterior building renderings all prepared by Langan.

The petitioner, as contract purchaser, along with property owner Rosenwinkel Family Trust Et Al, is seeking approval for the annexation of sixteen (16) parcels totaling 540 acres (subject property). These parcels will be part of a master planned high-tech data center campus. The petitioner also requests the rezoning of the subject property to within the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of twenty-four (24) two-story data center buildings totaling approximately 9.5 million square feet, three (3) electrical substations, associated stormwater detention basins, equipment yards, and a proposed right-of-way vacation of W. Beecher Road.

The plan proposes three (3) phases of development with each phase of development including between 7-9 data center buildings, one (1) substation, and eight (8) associated stormwater basins. If approved, construction is anticipated to begin in summer of 2027, with full campus buildout happening over the course of 20 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners of the subject property prepared by the petitioner and submitted as part of the application and noted several owners of record's affidavit as part of the aforementioned petitions were not included.
    a. **According to the Kendall County tax records the owner of parcels #02-07-200-010, -001,and -008 is GEORGE OSTREKO JR ET AL; owner of parcels 02-07-100-008 and 02-06-400-005 is MARY AUER; and the owner of parcel 02-07-200-009 is JERRY G. MARILEE FOLTZ.**
    b. **Please have the owners of record execute a notarized application stating they are party to the annexation, rezoning, PUD and Preliminary PUD Plan application requests.**

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of sixteen (16) unincorporated parcels totaling 540-acres as broken down below:

PIN	ACRES	OWNER	JURISDICTION
02-06-300-011	142.82	ROSENWINKEL FAMILY TRUST ET AL 501	UNINCORPORATED
02-07-100-007	55.89		UNINCORPORATED
02-07-300-002	33.24		UNINCORPORATED
02-07-400-002	34.18		UNINCORPORATED
02-07-400-003	41.97		UNINCORPORATED
02-07-400-004	36.71		UNINCORPORATED
02-08-300-004	8.27		UNINCORPORATED
02-08-100-007	82.31		UNINCORPORATED
02-18-200-002	0.19		UNINCORPORATED
02-18-200-003	2.01		UNINCORPORATED
02-07-200-010	25.40	GEORGE JR OSTREKO ET AL	UNINCORPORATED
02-07-200-001	1.24		UNINCORPORATED
02-07-200-008	52.30		UNINCORPORATED
02-07-100-008	9.89	MARY AUER	UNINCORPORATED
02-06-400-005	12.48		UNINCORPORATED
02-07-200-009	1.01	JERRY G MARILEE FOLTZ	UNINCORPORATED
TOTAL	**539.91**		

3. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.

4. **CONTIGUITY** – Contiguity with the current City of Yorkville corporate boundaries is established through the Hagemann and Bright Farms parcels to the west, Westbury South Village to the south, and the Bennett and Yorkville Renewables Solar Farm properties along with Westbury East Village to the east.

5. **ANNEXATION AGREEMENT** – The petitioner states they anticipate entering into an annexation agreement with the City "containing mutually beneficial terms governing the Subject Property's annexation and future development."

GENERAL ZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all sixteen (16) parcels upon annexation within the subject area to M-2 General Manufacturing District.

    a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning the parcels to be annexed to the M-2 General Manufacturing District.

7. **SURROUNDING LAND USE & ZONING -** The following is a summary of the current zoning classifications and land uses of the properties immediately surrounding the subject site. This information provides context for the existing development patterns in the area and helps assess the compatibility of the proposed use with adjacent properties and overall community planning objectives:

	Zoning	Land Use
North	A-1 (Kendall County) M-1 Limited Manufacturing (Kendall County) M-3 Manufacturing Special Use (Kendall County) Galena Road (Rte. 30)	Farmland Agricultural Earth Materials Extraction, Processing and Site Transportation Land Use
East	A-1 Agricultural (Kendall County) A-1 Agricultural Special Use (Kendall County) A-1 Agricultural Special Use (Yorkville) R-2 Single-Family Traditional District Beecher Road	Farmland Farmland Farmland (Solar Farms) Farmland (Westbury East Village) Transportation Land Use
South	A-1 Agricultural District Special Use (Kendall County) M-1/M-2 Limited/General Manufacturing (Yorkville) R-4 General Multi-Family Residence District Commonwealth Edison – Transmission Station Corneils Road	Camp Mutty Paws (Dog Kennel) Bright Farms Farmland (Westbury South Village) Utility Land Use Transportation Land Use
West	M-2 General Manufacturing District (Yorkville) M-1 Limited Manufacturing (Kendall County) A-1 Agricultural/R-1 District (Kendall County) Eldamain Road	Farmland (Hagemann) Auto Repair (Jet's Towing) Residential Land Use Transportation Land Use

b. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process**.

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

PLANNED UNIT DEVELOMEMT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

c. An application for Planned Unit Development (PUD) was **not included** in the packet submittal. However, responses to the PUD standards were provided in the narrative prepared by Gregory W. Jones of Ancel Glink.

i. **Staff recommends a formal application for Planned Unit Development (PUD) be provided which identifies at least one (1) modification standard found in Section 10-8-8D of the UDO.**

d. **Staff recommends the petitioner consider the following modification standards which may be applicable to the proposed data center campus development**:

i. Modification Standard #11 "Funding or Construction of Public Roadways". The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development may be required to make roadway improvements to E. Beecher Road, Corneils Road, and at the intersection at Galena Road and E. Beecher Road.**

ii. Modification Standard #12 "Regional Utility Improvements". The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to construct and extend public utilities (water and sanitary) to the property**.

e. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

f. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

g. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE –** The petitioner proposes to develop the subject property in three (3) phases over an estimated twenty (20) year period, with each phase being served by its own stormwater and other infrastructure. According to the Project Steel's narrative, construction of the first phase is anticipated to begin during the summer of 2027. Below is the proposed phase development:

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1-7)	5 PONDS (1-5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8-16)	2 PONDS (8-9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17-24)	2 PONDS (6-7) SUBSTATION 3 ASSOCIATED PARKING

h. **Staff recommends the phasing plan consider minimizing impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures**.

i. **What is proposed for the future development of the 84 acres on the east side of proposed realigned E. Beecher Road?**

12. **BUILDING SETBACKS/BUILDING SEPARATION –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN (Phase 1)***	PROPOSED MINIMUM SETBACKS **SITE PLAN (Phases 2-3)***
FRONT YARD (Eldamain Road & Beecher Road)	25’	**80’**	**150’**
INTERIOR SIDE/CORNER YARDS (North – Galena Road/South-Corneils Road)	Min. 10% of lot/Max. 20’	**50’**	**50’**
REAR YARD (ComEd Right-of-Way)	0’	**50’**	**50’**

*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. Due to the irregularity of the subject property configuration, Eldamain Road and the proposed relocated E. Beecher Road are the established front yards, Galena and Corneils Roads are the interior side/corner yards, and the ComEd right-of-way is the established rear yard.

a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**

b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?

1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **The petitioner is seeking a zero (0) foot building setback for all buildings within the campus-style development, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines meeting the minimum standard on all lots. Staff supports this request due to the site being served primarily by internal private access drives.**

c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure**.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**

13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

    j. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).

    k. The City is currently in the process of adopting specific development standards for data center campus developments.

    l. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**

14. **NUCLEAR ENERGY USES** – Staff requires the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for the proposed two-story data center buildings to top of the building's roof and to the top of rooftop equipment. As proposed buildings will not exceed 56.5' to top of structure and 70' to top of rooftop equipment.

    m. **Staff recommends a maximum overall height for data center buildings within 2,000 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.**

        i. **The petitioner shall provide a "2,000 ft. Residence District Building Height Restriction Zone" buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.**

16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 70% in Phases 2 and 3.

17. **VEHICULAR/PEDESTRIAN ACCESS** – The site features a total of seven (7) access points, including two (2) primary access drives—one from Corneils Road and one from Eldamain Road. Additionally, there are three (3) emergency access points: one off Galena Road and two along the proposed realigned E. Beecher Road. The site also includes two (2) direct access drives—one from Galena Road serving Substation #2 and one from Corneils Road serving Substation #1. All access points connect to an internal 30-foot-wide looped roadway system, which provides

circulation throughout the development, linking all 24 data center buildings, associated equipment yards, three (3) substations, and nine (9) stormwater basins.

ii. **Will the two (2) access drives to the substations intended exclusively for the user and ComEd, and will these access points will also be locked and secured? It appears some of these access drives are outside the fenced perimeter**.

iii. **It appears the proposed primary access points to the data center will be fenced. Will these entry points be guarded stations requiring extensive security verification before entry**?

iv. **It is essential that realignment of E. Beecher Road remains a seamless roadway—there can be no jogs or 90-degree curves. It must function as intended in our comprehensive plan, which may necessitate the reorientation or reconfiguration of buildings near Substation 1. Additionally, the road should serve as an attractive entry to the community, with proper beautification efforts, such as landscaping, berms, setbacks, and aesthetically designed buildings facing Beecher.**

1. **Staff defers to City Engineer and Public Works Director regarding site access and roadway alignments.**

n. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #5**).

i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.

ii. **Staff has concerns regarding access for adjacent parcels. The control over adjacent parcels is a key concern. Currently, Prologis does not control all parcels in the area of the roadway, making it difficult for the City to justify blocking access to W Beecher for the Hagemann parcel, as well as the vacant parcels at the southeast corner of W. Beecher and Galena Road. Therefore, at this point staff does not support this deviation.**

o. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #6**).

i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is

unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

1. **Along E. Beecher Road from Corneils Road to Galena Road.**
2. **Along Eldamain Road to Galena Road.**
3. **Along Corneils Road to E. Beecher Road**

18. **ELDAMAIN ROAD RECAPTURE** - In 2011, the City of Yorkville, City of Plano, and Kendall County entered into an intergovernmental agreement regarding the future reconstruction of Eldamain Road from Menards Distribution Center north to Galena Road (Ord. 2011-05). Kendall County agreed to bring Eldamain Road under its jurisdiction and made roadway improvements costing $6,300,000 for that portion of the roadway. The three (3) governmental entities agreed to equally share the improvements cost which are to be paid through recapture agreements from future annexed properties with frontage along Eldamain Road (refer to attached Eldamain Road Recapture Benefitted Parcels).

a. The recapture amount is approximately ~161.00 per lineal foot of frontage along Eldamain Road. **The estimated total recapture is approximately $295,000**. Below is an estimated amount of the proposed annexed parcel which is obligated to pay per the intergovernmental agreements at time of final plat:

PARCEL	*ESTIMATED FRONTAGE*	*ESTIMATED RECAPTURE*
02-06-300-011	~ 1,832 linear feet	$294,952
TOTAL	**~ 1,832 linear feet**	**$294,952**

19. **PARKING** - According to the Site Plan submitted, there are 1,080 total parking spaces to be provided on the property to accommodate the proposed twenty-four (24) building data center campus and electric substation uses as detailed below:

Location	*Sq. Ft.*	*Provided Parking Spaces*	*Parking Required 0.3 Per 1,000 Sq. Ft.*
	Phase 1		
Building 1	379,100	45	114
Building 2	379,100	45	114
Building 3	379,100	45	114
Building 4	379,100	45	114
Building 5	379,100	45	114
Building 6	379,100	45	114
Building 7	379,100	45	114
	Phase 2		
Building 8	379,100	45	114
Building 9	379,100	45	114

Building 10	379,100	45	114
Building 11	379,100	45	114
Building 12	379,100	45	114
Building 13	379,100	45	114
Building 14	379,100	45	114
Building 15	379,100	45	114
Building 16	379,100	45	114
Phase 3			
Building 17	379,100	45	114
Building 18	379,100	45	114
Building 19	379,100	45	114
Building 20	379,100	45	114
Building 21	379,100	45	114
Building 22	379,100	45	114
Building 23	379,100	45	114
Building 24	379,100	45	114
TOTAL	**9,477,500**	**1,080**	**2,736**

p. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 379,100 sq. ft. requiring ~114 parking spaces per building, however, they contend the actual parking demand will be approximately 45 spaces per building (**Deviation #3**).

   i. *Note, Preliminary PUD Plan states 45 spaces per building, while the narrative stated 47 parking spaces per building. Staff has deferred to the Preliminary PUD Plan,* ***but the petitioner must verify the correct parking count***.

q. Staff has estimated the total required parking for the subject property is 2,736 spaces, including **55 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 55 electric vehicle charging stations**.

   i. The petitioner is proposing to provide 25 ADA accessible parking spaces and 21 E/V parking stalls.

   ii. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, **however, staff recommends a fee in lieu of the difference in the required electrical vehicle charging station infrastructure and provided stations (34) which will be used to install electric charging stations in the downtown or at other public facilities.**

r. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (**Deviation #7**).

   i. **No waiver required as it is a parking bonus mechanism, not a requirement**.

s. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #4**). **Staff supports the request.**

20. **TRAFFIC IMPACT –** The petitioner has provided a Trip Generation Technical Memo prepared by Langan providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 1,440 trips. **Staff defers to the City Engineer regarding Trip Generation Technical Memo**.

    t. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

21. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

    u. Per staff's review, the following sections of the Landscape Plan would apply:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

            1. **Petitioner is seeking relief from this standard**. *However, plans indicate a buffer planting area around the individual data center building*.

                a. **The petitioner shall verify if the building foundation landscape zone is being met or not per the Conceptual Landscape Plan**.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

            1. **Petitioner has indicated parking area buffer (perimeter) landscape zone plantings on Conceptual Landscape Plans**.

        iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. **Petitioner is seeking relief from this standard. Staff supports this request.**

iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. Petitioner has indicated a 50'wide buffer planting area with shade, ornamental, and evergreen tree mix. The petitioner also proposes enhanced entry landscaping to the two (2) primary access points located at Corneils Road and Eldamain Road.

2. **Staff recommends a 100' Transition Type D Zone Landscape Buffer on the Conceptual Landscape Plan**.



3. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

22. **MECHANICAL SCREENING –** Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

v. Petitioner proposes to utilize primarily ground mounted mechanical equipment with the equipment yard but will also utilize rooftop mounted equipment.

w. As proposed, ground mounted mechanical equipment will be screened with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units.

i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**

ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**

iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening**.

23. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

    x. Petitioner **has no**t provided manufacturers brochure of proposed security fencing. However, they are requesting to have twelve (12) foot tall security fence extend beyond the front plane of the primary building façade (**Deviation #10**).

        i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**

        ii. **Petitioner must provide details on the fence type and material.**

        iii. **Staff questions the request for a twelve-foot (12'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence when previous data center developers have requested ten foot (10') tall fences.**

            1. **The petitioner needs to justify this request before staff can provide a recommendation.**

        iv. **Will the fences be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department)?**

24. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, "Battery Uses" are permitted within the M-2 General Manufacturing District. "Battery Uses" are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

    y. The petitioner's plans do not indicate that battery uses, or storage, is proposed for the development. **Please verify if battery uses or storage is planned for the proposed data center campus**.

    z. If so, staff will require the following:

        i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

        ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (*See comment #31 Recommended Operational Conditions*)

        iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-

rated enclosure and must have an automatic sprinkler system and detection system.

25. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

    aa. The petitioner has submitted exterior building renderings featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance.

        i. **Staff recommends the petitioner provide architectural building elevation plans indicating proposed building materials and dimensions**.

    bb. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance on the long blank expanses of the side facades.**

    cc. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement** (**Deviation #11**).

        i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the side facades and improve overall aesthetics.**

        ii. **Staff further recommends buildings visible from Eldamain, E. Beecher and Galena Roads have the highest aesthetic standards that can be economically achieve. It is important that these structures which will be located at the entrance into the City will make a statement.**

26. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

    dd. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

27. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

    ee. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but refer to previous comments under #17.**

    ff. **Staff defers to the City Engineer regarding the realignment of E. Beecher Road.**

28. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations but does propose ground-mounted entry way signage on Corneils Road, Eldamain Road, and Galena Road.

    gg. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

    hh. Single-tenant monument signs may have a maximum sign area of 32 square feet and a maximum height of 8 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 48 square feet and a maximum height of 12 feet.

    ii. Multi-tenant signs are permitted a maximum sign area of 32 square feet and a maximum height of 10 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 64 square feet and a maximum height of 14 feet.

        i. **See comments under #32 Comprehensive Plan and #33 Development Offsets entryway and placemaking elements.**

29. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Eldamain Road or Corneils Road with internal building numbering/identification?**

30. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

    jj. **How tall do you anticipate the light standards will be for the data center campus?**

        i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

31. **RECOMMENDED OPERATIONAL CONDITIONS –** The following is a list of operational conditions recommended by staff to be included in the Planned Unit Development for all future data center campus developments, aimed at addressing resident concerns and maintaining quality of life:

    kk. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.**

iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

ll. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

mm. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**

ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**

iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**

iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

nn. **Building Code Standards** – The following building code standards shall apply:

i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

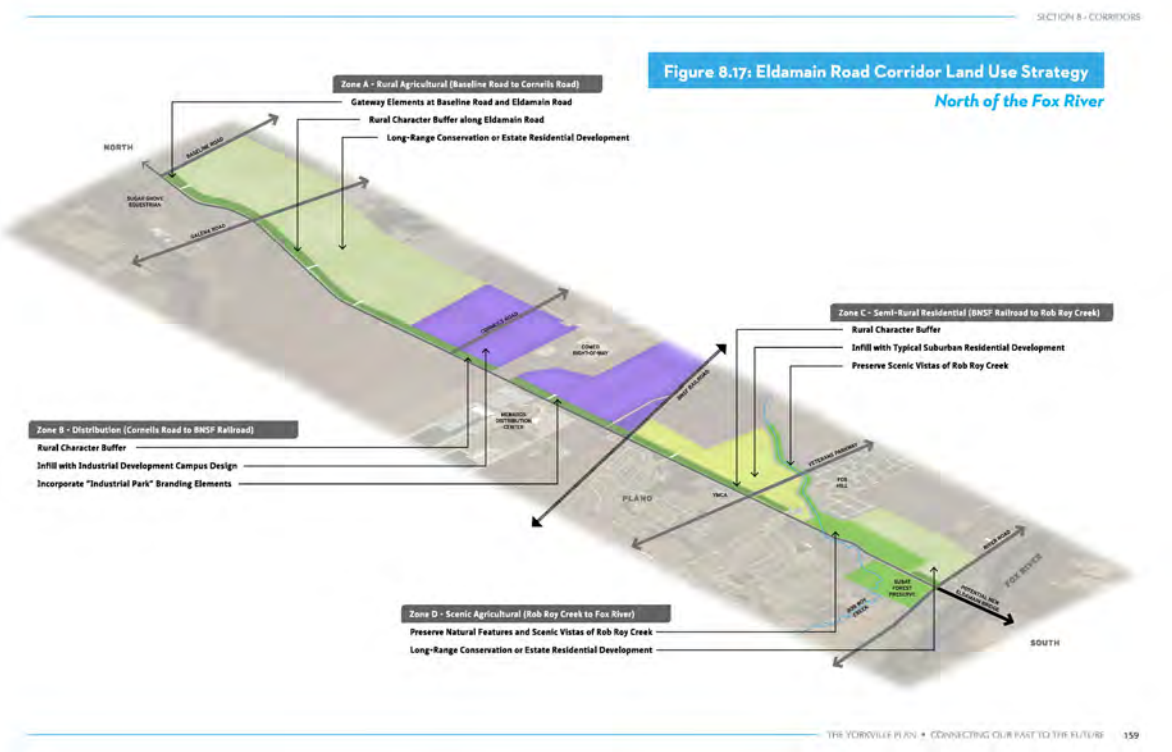
32. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Steel as "Estate/Conservation Residential (ECR)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing.

oo. **The current future land use designation reflects a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. While the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City."**

pp. **Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would**

like to note the following recommendations from the Comprehensive Plan related to the subject property:

i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character.



33. **DEVELOPMENT OFFSETS -** As part of the City's efforts to balance the scale and impact of the proposed 540-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park, community investment within the City's downtown, and dedicating land to the local fire protection district for a future facility to address increased service demands as described below:

qq. **Entryway/Gateway Signs**

i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of one (1) Gateway Element/Entryway Monument Signs located at the southeast corner of Galena Road/Eldamain**.

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

rr. **Parks & Recreation**

i. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

ss. **Utility Infrastructure**

i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements**.

tt. **Utility & Property Taxes**

i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates**.

uu. **Community Investment**

i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #33. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.**

vv. **Bristol Kendall Fire District**

i. **Staff requests the petitioner purchase and donate (or provide cash in lieu of) a minimum of five (5) acres for a future fire station with potential locations at the following at the discretion of the fire protection district:**

1. **Site #1 the unplanned ~8-acre parcel located at the NEC of Corneils and Future Beecher Road**

2. **Site #2 within the ~84-acre area of "future development" on the eastside of the Proposed Beecher Road.**

Eldamain Road Recapture Benefitted Parcels



6/26/2024, 1:45:10 PM

1:23,646

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Nearmap, Map data from OpenStreetMap

Kendall County GIS

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: March 24, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police
Reference: List Project Name: Project Steel Data Center - Prologis
List Applicant Name:
List Project Manager:
List Project Number: PZC 2025-08

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: __X__ Yes ____ No
**Signage must meet MUTCD Standards
**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? __X__ Yes ____ No
Comment #1: **Proper construction routes should be identified. Secondary roadways such as Corneils should not be used. Signage would be requested.**
Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**
Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****
****All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels****

Roadway

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Do you have intersection Concerns? __X__ Yes ____ No

Comments: **We do have intersection concerns with the private driveways coming out onto Galena Roadway. This roadway is well traveled with higher speed limits (55mph). Proper signage is being requested.**

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No

Total Entrance/Exits for development? **3 – Galena Road**

Are vehicle entrance/exits safe? __X__ Yes ____ No

Are warning signs for cross traffic requested? __X__ Yes ____ No

Comments: **Direct entrances/exits to Galena Road should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? __X__ Yes ____ No

If yes, will police & Fire and Access? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Security

Will security cameras be in use? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns **__X__** Yes ____ No

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

From: Tim Evans
To: Krysti Barksdale-Noble
Cc: Scott Sleezer
Subject: Data Centers - P&R Land Cash Requests
Date: Friday, March 14, 2025 7:24:38 AM

Hello Krysti,

I know we have had some minor discussion about Data Center and P&R Land Cash requests, but just to put something in writing, the following would be P&R staff initial requests:

1. Land Cash, so that the City is able to purchase land and develop parks sites somewhere else in the City.
2. If possible, new trails:

    a. Trail along Beecher from Rt34 to Galena
    b. Trail along Eldamain from Rt 34 to Baseline
    c. Trail along Baseline from Ashe/Eldamain to Rt47
    d. Trail along Corneils from Eldamain to Rt 47
    e. Trail along Faxon from Beecher to Alen Dale Ln

Thank You,

Timothy V. Evans, CPRP
Director of Parks and Recreation
United City of Yorkville Parks and Recreation Department
630-553-4357 / tevans@yorkville.il.us
Like the Yorkville Parks and Recreation Department at:
https://www.facebook.com/YorkvilleParksandRec/
Register for classes at:
www.yorkvilleparksandrecreation.com



City of Yorkville 2.0: Facebook, Twitter, and YouTube

N
W E
S

0 2,000 4,000
Feet

PROPOSED 10'
SHARED-USE PATH

ELDAMAIN

W. BEECHER

GALENA

E. BEECHER

N. BRIDGE

Project Steel
557 ac

PROPOSED 10'
SHARED-USE PATH

CORNEILS

Proposed Shared-Use Path
Project Steel Development

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700 / www.eeiweb.con

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: MAY 2025
PROJECT NO.: YO2508
PATH: H:/GIS/PUBLIC/YORKVILLE/2024/
FILE: YO2451_PROJECT STEEL PATH EXHIBIT

PROJECT STEEL

EXHIBIT XX
PROPOSED PATH LOCATIONS

From: Bart Olson
To: [redacted]
Cc: Jori Behland; Krysti Barksdale-Noble
Subject: RE: Written Comment for May 6th 2025 meeting
Date: Thursday, March 27, 2025 3:44:47 PM

Hello Elizabeth,

Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).

4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us

-----Original Message-----
From: Jori Behland <jBehland@yorkville.il.us>
Sent: Tuesday, March 25, 2025 2:08 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>
Cc: Monica Cisija <mcisija@yorkville.il.us>
Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560
630-553-8567 (Direct)
630-553-4350 (City Hall)
jbehland@yorkville.il.us https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2f90f88701%2fJ0i56l0OmEK1-rdMPdND0w%3fu%3dhttp%3a%2f%2fwww.yorkville.il.us%2f&c=E,1,yL9DHRPWxs76XqHTZd2w-13H_lhAaZwo5KEKXh5hRWBBCgsPHLlPlf6yLpUteCmrmD0VEc4IbbinIxwY2Y3X-VDpnX2WVragfVpYGNIUV6sk8Kb0KIjmNw,,&typo=1

-----Original Message-----
From: Elizabeth Fotopoulos [redacted]

Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
“Economic development committee: project cardinal data center”

My questions for the committee are
1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?
-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I’m speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.
5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?
6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
7) how does the developer plan to mediate the cooling issue of this data center so that it doesn’t impact local residence?

Thank you,
Elizabeth

Sent from my iPhone

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #6

Tracking Number

EDC 2025-41

Agenda Item Summary Memo

Title: Project Cardinal (Pioneer) – Annexation, Rezone, PUD & Preliminary Plan

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Requests for annexation, rezoning, Planned Unit Development (PUD), and Preliminary PUD Plan for an approx. 1,037-acre data center campus.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

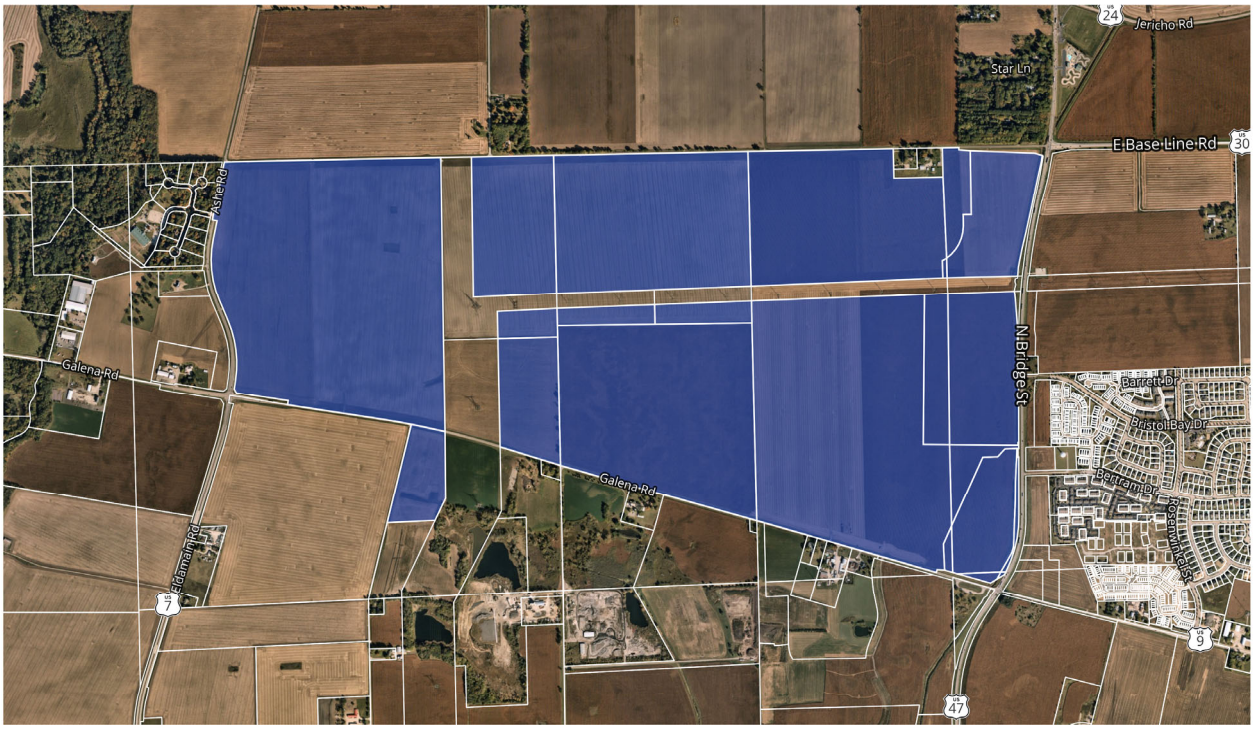
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: April 28, 2025
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus & On-Site Substation/Switchyard Development

---

REQUEST SUMMARY:

The petitioner, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. Each phase of development will include one data center building, with full campus buildout anticipated within 10 years.



PROJECT CARDINAL - DATA CENTER

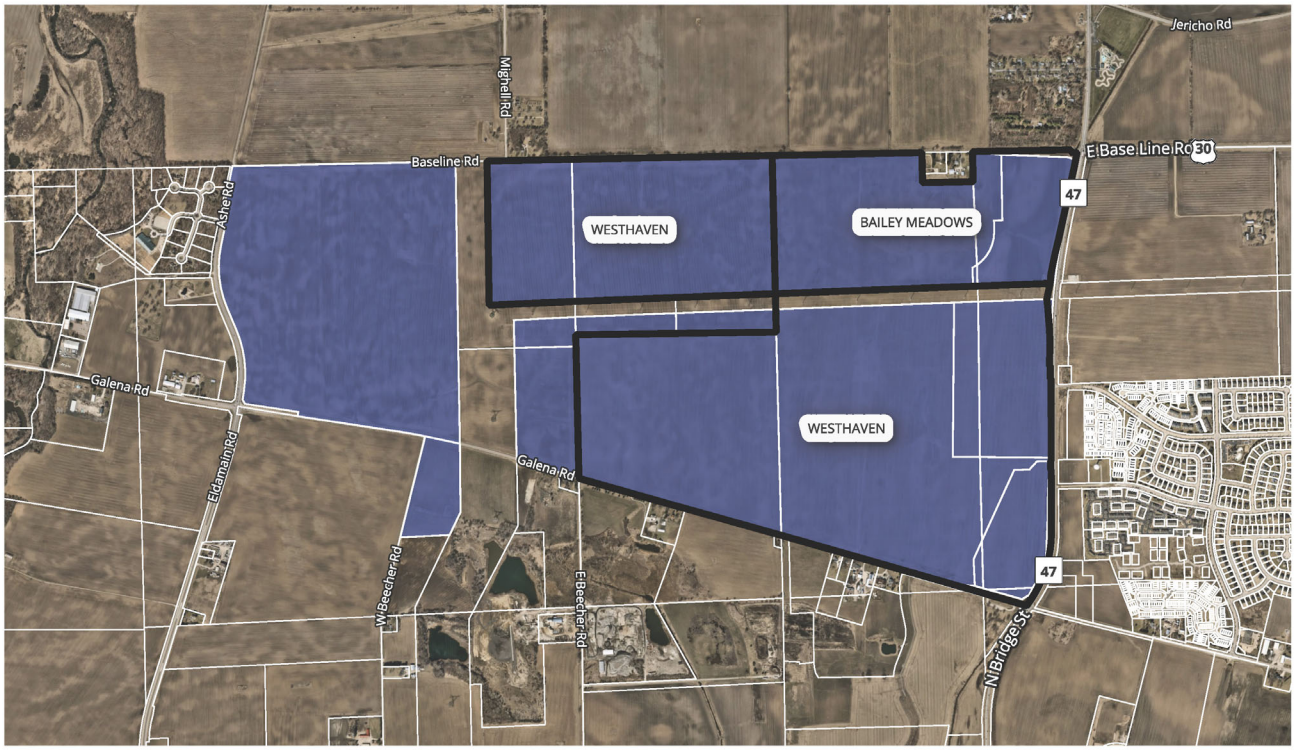
United City of Yorkville, Illinois
Date: March 19, 2025
Data: Kendall County

PROPERTY BACKGROUND:

The subject property consists of twenty-one (21) parcels of varying sizes, ranging from one-tenth (0.1) of an acre to approximately 300 acres, generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road. With a total area of approximately 1,037 acres, the property has

two (2) existing Annexation/Planned Unit Development Agreements within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described and illustrated below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement **(Expired 7/13/24)** Res. 2006-43 Prelim. Plan Approval **(Expired 7/13/07)**	Single Family	189
				Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement **(Expires 9/27/25)** Ord. 2006-132 Amend. Annex. & PUD Agreement Res. 2007-54 Prelim. Plan & Plat Approval **(Expired 10/23/08)**	SF Age-Restricted	568
				DU Age-Restricted	244
				Single Family	484
	TOTAL	**736 ac.**		**TOTAL**	**1638**



EXISTING PUD'S

United City of Yorkville, Illinois
Date: April 15, 2025
Data: Kendall County

The underlying zoning for both the Bailey Meadows and Westhaven developments includes R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District. Together, these two developments account for approximately 70% of the overall

subject area, resulting in a projected "loss" of about 1,638 future dwelling units. Additionally, it is important to note that the Westhaven development still operates under an active Annexation Agreement, which would be effectively repealed or overridden by the approval of any subsequent planned unit development (PUD) agreement.

PROPOSED ANNEXATION:

The subject property for the proposed data center campus consists of seven (7) unincorporated parcels totaling 305 acres, as highlighted below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
TOTAL	**1037.41**		

The petitioner is requesting to rezone all twenty-one (21) parcels within the subject area to the M-2 General Manufacturing District. In accordance with Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city is automatically classified as R-1 Single-Family Suburban Residential District; therefore, the petitioner seeks to rezone the seven (7) unincorporated parcels proposed for annexation directly to the M-2 District.

Additionally, the petitioner is requesting to rezone the existing parcels within the Bailey Meadows and Westhaven developments—currently zoned R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District—to the M-2 General Manufacturing District as well.

PROPOSED REZONING:

As previously noted, the petitioner is seeking to rezone the subject property for the proposed data center campus to the **M-2 General Manufacturing District**. According to Table 10-3-12(B) of the Yorkville Unified Development Ordinance (UDO), both "data center" and "electric substation" are permitted uses within the M-2 District, with data centers classified as Energy Industrial Uses.

Although the UDO does not specifically identify "utility switchyard" as a listed use, Section 10-3-12(A)(5) allows the Zoning Administrator to determine if an unlisted use is substantially similar to a listed use and treat it accordingly. Since a utility switchyard is generally defined as a type of substation that operates at a single voltage level without transformers, staff considers it substantially similar to an electric substation, and therefore a permitted use in the M-2 District.

Additionally, one parcel located south of Galena Road (Parcel No. 02-06-400-001), totaling 17.75 acres, is proposed to house six (6) future water tanks. The petitioner has indicated these tanks may be used for public water storage, which is also a permitted use within the M-2 zoning classification. Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.

The following are the current immediate surrounding zoning and land uses of the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County)	Farmland
	Baseline Road (Rte. 30)	Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3)	Farmland (Schramm)
	B-3 General Business District	Farmland (Northgate Commercial)
	R-3 Multi-Family Attached Residence District	Bristol Bay Subdivision
	N. Bridge Street (Rte. 47)	Transportation Land Use
South	A-1 Agricultural District (Kendall County)	Farmland
	M-1 Manufacturing (Kendall County)	Vacant Farmland
	R-2 Single-Family Traditional Residence District	Residential/Outbuilding Land Use
	A-1 Agricultural District (Special Use)	Farmland (Yorkville Renewables Solar)
	Galena Road	Transportation Land Use
West	A-1 Agricultural District (Kendall County)	Farmland
	RPD-1 (Kendall County)	Residential/Equestrian Land Use
	Ashe Road	Transportation Land Use

PLANNED UNIT DEVELOPMENT (PUD):

Data centers are critical facilities that house computing systems and related hardware such as servers, data storage devices, and network infrastructure. They serve as the backbone for IT operations and provide the physical space necessary for storing and managing a company's digital data. To ensure operational continuity, data center developments typically include backup power generators capable of maintaining service during electrical outages.

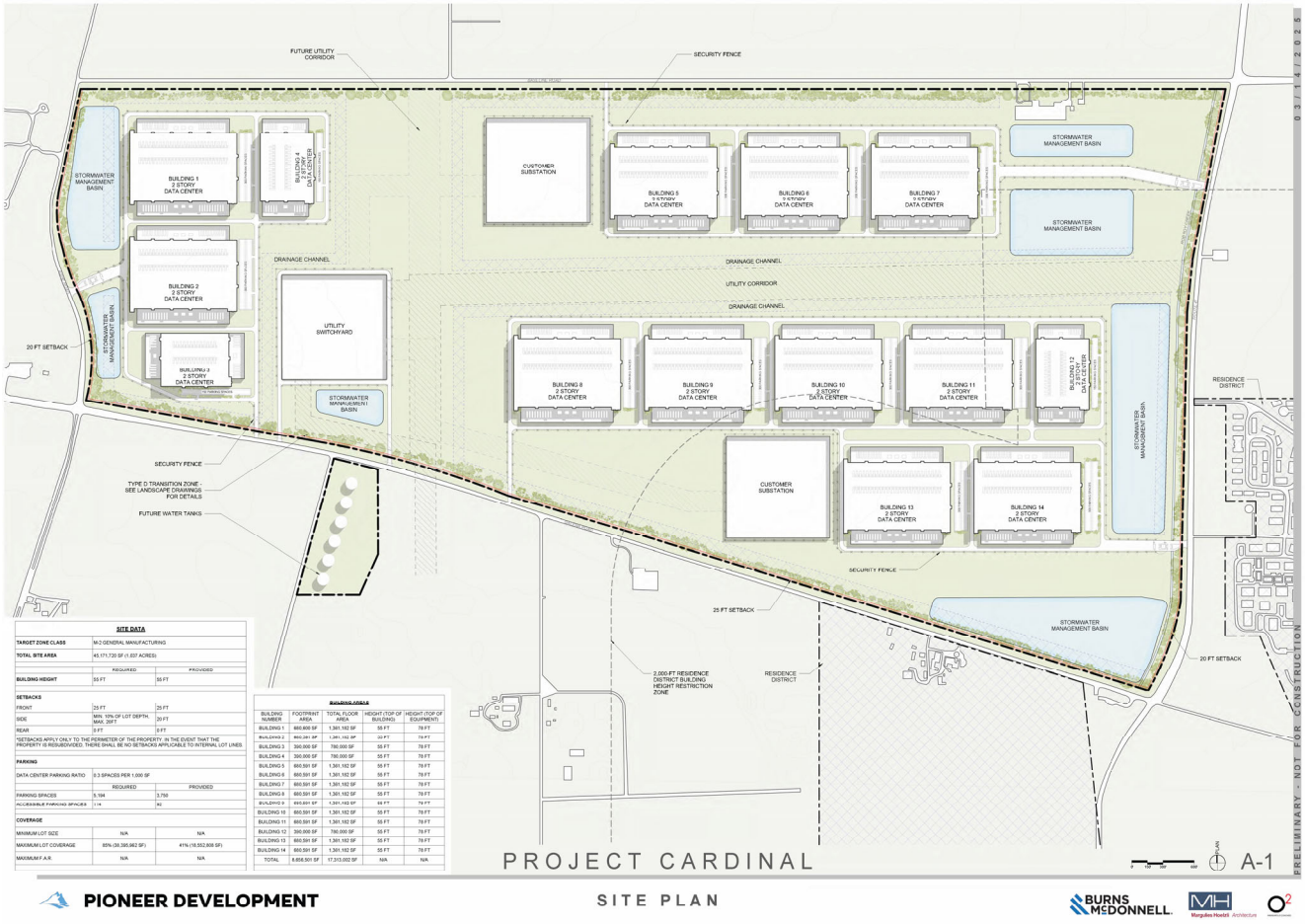
In the City of Yorkville, Section 10-8-8 of the Unified Development Ordinance (UDO) outlines the standards for Planned Unit Developments (PUDs), which allow for flexibility in zoning regulations provided that any proposed modifications are clearly identified, demonstrate compatibility with the surrounding area, are necessary for the effective development of the site, and meet at least one of the modification standards listed in Section 10-8-8(D). The proposed data center campus aligns with the following **two (2) modification standards**:

- Modification Standard #12, "**Regional Utility Improvements**," as it includes the extension of public water and sanitary services through the site, enabling future connections by surrounding properties and creating opportunities for recapture payments to the developer.
- Modification Standard #11, "**Funding or Construction of Public Roadways**," by incorporating roadway improvements adjacent to the site that are consistent with the City's Comprehensive Plan, the Kendall County Long-Range Transportation Plan, or other locally adopted transportation plans.

The petitioner has provided written responses addressing the special use and PUD standards, which will be entered into the record during the public hearing process. A detailed Planned Unit Development Agreement will also be prepared by the City Attorney to outline all conditions and provisions associated with the development of the data center campus.

PROPOSED PRELIMINARY PUD PLAN:

The Project Cardinal site plan outlines a large-scale data center campus spanning approximately 1,037 acres and consisting of fourteen (14) two-story data center buildings, two (2) customer substations, one (1) utility switchyard, and multiple stormwater management basins strategically placed throughout the site. The layout includes designated utility corridors and drainage channels to manage site infrastructure and stormwater flow. A security fence surrounds the campus, with 25-foot setbacks along the perimeter. A separate area in the southwest corner is reserved for six (6) future public water storage tanks. Vehicular access and internal circulation are supported by drive aisles and parking areas, while landscaped buffers and transformer zones are integrated for screening and utility management. Residential protection zones and proximity to adjacent neighborhoods are also indicated on the proposed preliminary PUD site plan.



Four (4) data center buildings (#1–4) are clustered in the northwest portion of the property, just east of Eldamain Road. Eight (8) buildings (#5–12) are positioned east of the utility switchyard and substation, forming two linear rows running parallel through the central portion of the site. The final two (2) buildings (#13–14) are located along the southeastern portion of the property. Parking is located adjacent to each building, and the layout includes drainage channels and utility corridors to support infrastructure needs. Finally, the proposed primary access points to the data center will occur through the one (1) access point on Ashe Road and two (2) off of N. Bridge Street (Rte. 47). These points of access will be fenced and guarded stations requiring extensive security verification before entry.

The preliminary plan is considered an initial draft that outlines the petitioner's intended layout for a future final plat of subdivision, including all proposed site improvements. Typically, preliminary plans are valid for twelve (12) months. However, for Planned Unit Developments (PUDs), which are considered special

uses, the approved plans expire only after three (3) years from approval, if no Building Permit is issued and no portion of the property is final platted.

PHASING OF DEVELOPMENT:

The petitioner proposes to develop the subject property in fourteen (14) phases over an estimated ten (10) year period, with each phase anticipated to include one (1) building. According to the Project Cardinal narrative, each building is expected to become operational within 24 months of its groundbreaking.

REQUESTED PUD DEVIATIONS:

The petitioner has listed **thirteen (13) proposed deviations** from the base M-2 General Manufacturing District standards as part of the PUD and Preliminary Plan. Upon staff review and analysis of the submitted plans, the following is a summary of staff's recommendations:

1. *Building Setbacks* - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN***
FRONT YARD (Bridge Street/IL Rte. 47)	25'	**25'**
SIDE YARD (North – Baseline Road/South- Galena Road)	Min. 10% of lot/Max. 20'	**20'**
REAR YARD (Ashe Road)	0'	**0'**

The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. For the purposes of the perimeter setbacks, the petitioner is requesting Bridge Street/IL Rte. 47 is the established front yard and Ashe Road is the established rear yard.

The petitioner seeking a zero (0) foot building setback for all yards on future plats for buildings within the data center campus, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots. Staff is supportive of this request but recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

2. *Permitted Uses* - Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance. Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance (**Deviation #2**).

The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development but has indicated the data center campus will not utilize battery storage related uses which are currently permitted in the M-2 District. Staff recommends granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this

memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.

3. *Maximum Building Height* - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed buildings will not exceed 55' to top of structure and 78' to top of rooftop equipment.

   Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. Additionally, no rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.

4. *Parking Requirements* - According to the Preliminary PUD Plan submitted, here are **3,750** total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses. However, total **required parking** for the subject property is **5,194 spaces**, including **114 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 104 electric vehicle charging stations (Deviation #3)**.

   The petitioner is requesting a variance from the UDO required 0.3 spaces per 1,000 to 0.2 spaces per 1,000. Staff is supportive of the requested deviation and recommends a fee in lieu of the required electric vehicle charging station infrastructure for each station provided below the threshold of 104. These collected fees would be used to fund the installation of electric charging stations in the downtown area or at other public facilities.

5. *Vehicular Cross Access* - Per Section 10-5-1-F of the Unified Development Ordinance, cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses is required (**Deviation #5**).

   Due to the impracticality and security concerns of requiring the data center providing vehicular access to adjacent properties, the petitioner is seeking relief from providing cross access. Staff is supportive of this request, but further recommends a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.

6. *Pedestrian Circulation* - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails (**Deviation #6**).

   The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use. Staff is supportive of this request. In consideration of the requested waiver, staff recommends the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:

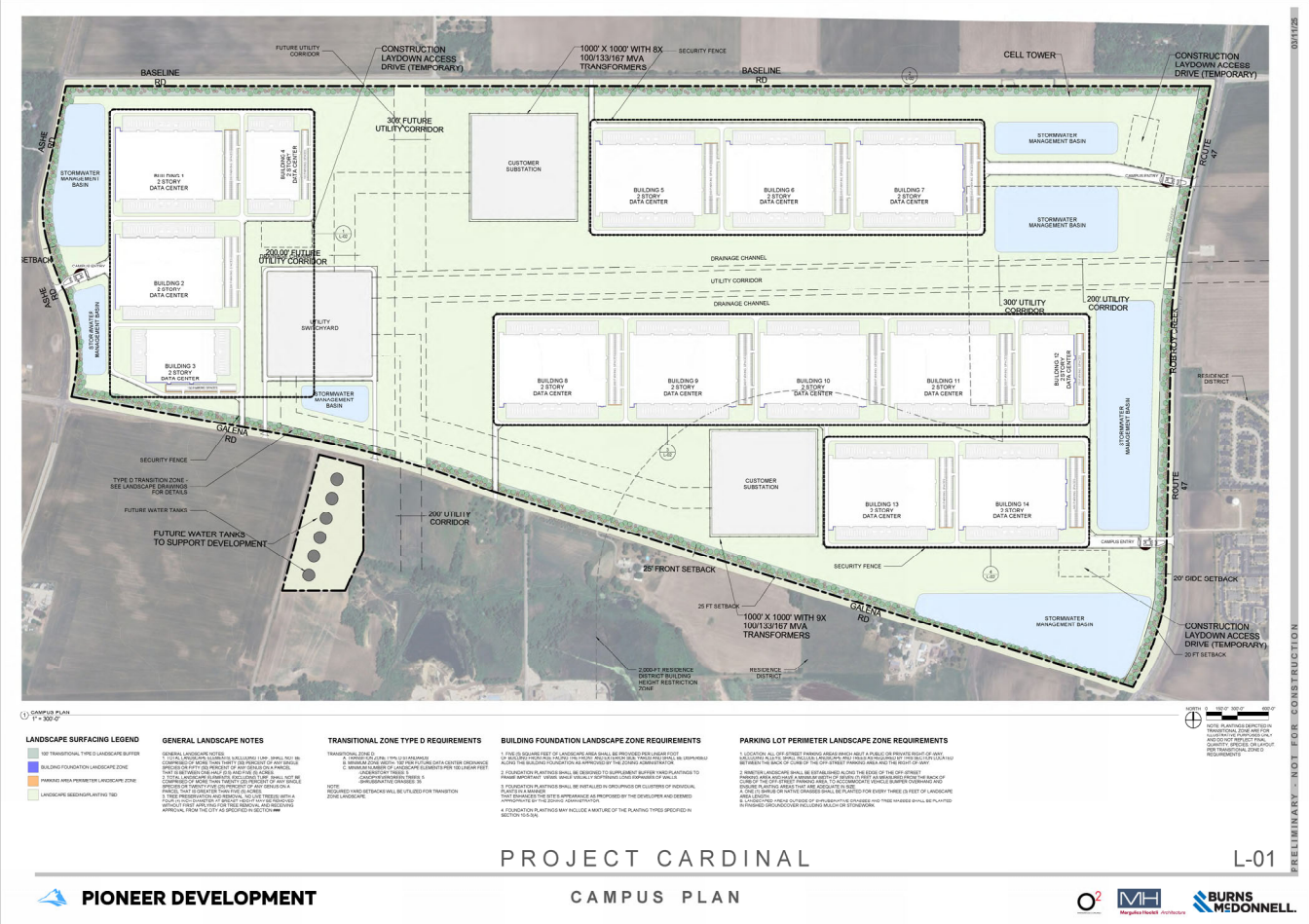
   1. **Ashe Road/Galena north to Baseline Road**
   2. **Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)**

7. *Off-Street Loading* - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided (**Deviation #7**).

   The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property. <u>Staff is supportive of this request.</u>

8. *Landscaping* - Section 10-5-3 establishes landscape standards for new developments. The following landscape requirements would apply to this development: building foundation landscaping, parking area perimeter landscaping, parking area interior landscaping, and transition zone landscaping **(Deviation #8**).

   The petitioner has submitted the following landscape plan and is seeking relief from the minimum Parking Area Interior Landscape Zone requirements.



<u>Staff is supportive of this requested deviation as the petitioner has indicated a 100' Transition Type D Zone Landscape Buffer surrounding the data center campus (see example on following page). However, staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways:</u>



9. *Mechanical Screening* – Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

   Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing matching the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units located within penthouses.

   Staff recommends that major mechanical equipment, including backup generators, chillers, and HVAC units, not be placed on rooftops but instead located on the sides of buildings or areas farthest from nearby residential structures. If rooftop placement is approved, the equipment should be enclosed in penthouses with sound-dampening construction and utilize the quietest available technology, such as hospital-grade mufflers. Regardless of location, all major mechanical equipment must be fully enclosed or screened by solid barriers to minimize visual and noise impacts.

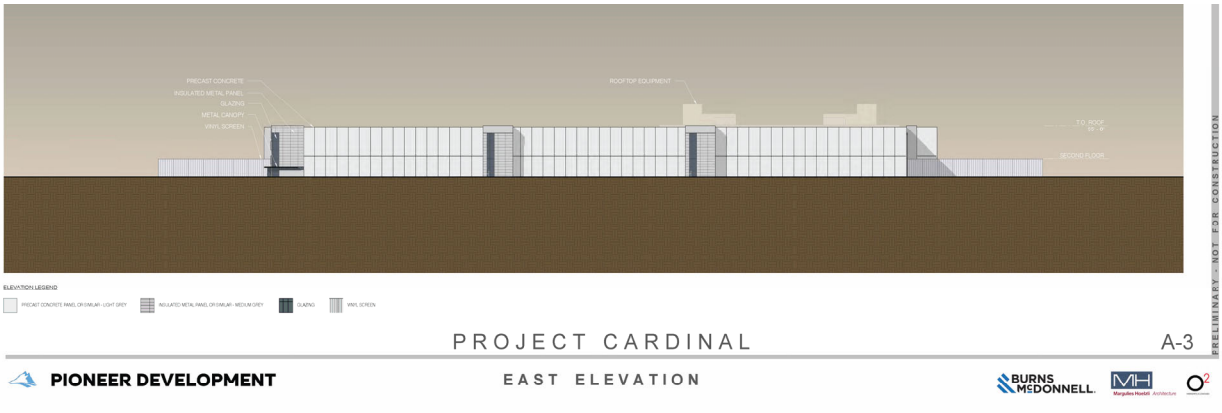
   Staff has engaged a sound engineer to evaluate the preliminary PUD plan, taking into consideration the surrounding existing and future land uses, and prepare a report regarding recommendations for noise mitigation and location of outdoor mechanical equipment. The sound engineer will also review the petitioner's building permit applications for noise control design and analysis. This report will be included as a condition of the special use for the PUD.

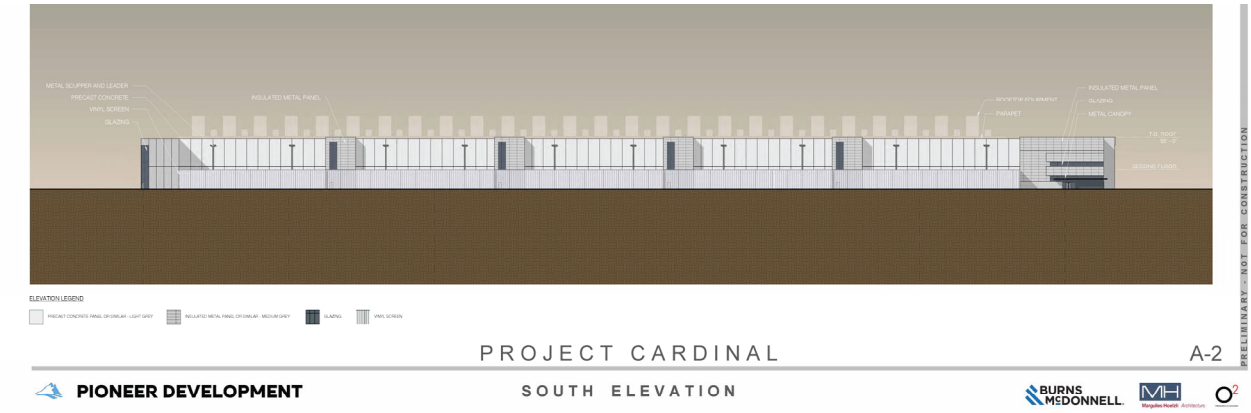
10. *Lots* – Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways (**Deviation #10**).

    The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus. Staff is supportive of this request.

11. *Appearance Standards* - Per Section 10-5-8-C-4 Industrial Uses, masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls with metal downspout accents (**Deviation #11**).





While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance.

To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.

Staff further recommends buildings visible from Route 47 have the highest aesthetic standards that can be economically achieve. It is important that these structures, which will be located at the entrance into the City, make a statement.

12. *Street Design and Improvements* – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #12**).

    Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but defers to the City Engineer regarding the extension of E. Beecher Road northward toward Baseline Road.**

13. *Fencing* - Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet (**Deviation #13**).

    Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have ten (10) foot tall powder coated black steel security fence extend beyond the front plane of the primary building façade. **Staff is supportive of the request.**

ADDITIONAL RECOMMENDATIONS:

The following is a list of **operational conditions** recommended by staff to be included in the Planned Unit Development for the future data center campus, which is aimed at addressing resident concerns and maintaining quality of life:

a. **Noise Study** – A noise study shall be provided as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

   i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

   ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the City's current noise ordinance regulations.**

   iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

b. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

   i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

c. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

   i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**

   ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**

   iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**

   iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

d. **Building Code Standards** – The following building code standards shall apply:

   i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

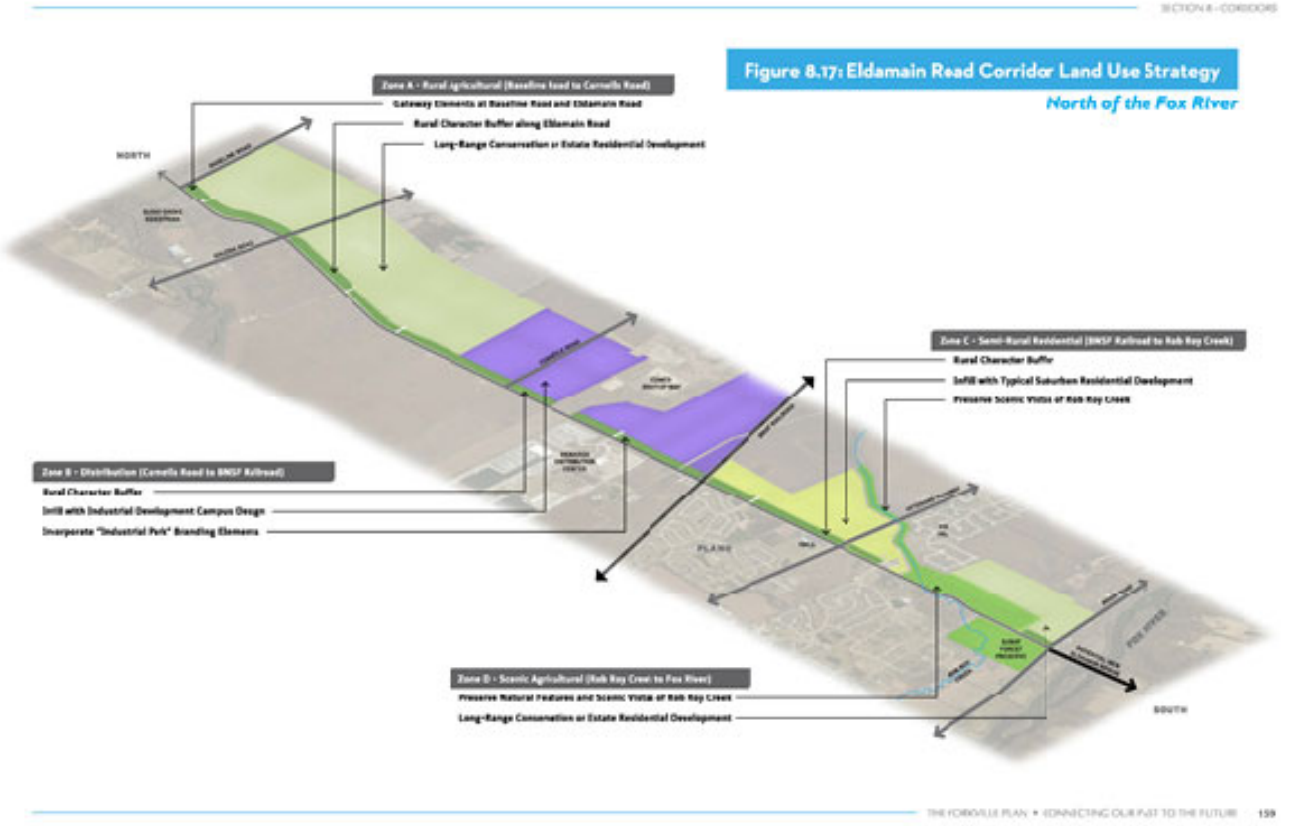
   ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as "Estate/Conservation Residential (ECR)" and "Parks and Open Space (OS)." The ECR designation is intended to allow for flexible residential development patterns while maintaining low-density, detached single-family housing. The Parks and Open Space designation is meant to preserve recreational areas and open space for either public or private use. These land use designations reflect the existing zoning and development plans for the Bailey Meadows and Westhaven PUDs, and the Comprehensive Plan further envisions the west side of N. Bridge Street (IL Route 47) in this area as a location for parkland or "green infrastructure."

Staff supports the proposed PUD for a data center campus due to the corridor along Eldamain Road—identified in the Comprehensive Plan for manufacturing development and showing a recent trend of M-2 uses such as data centers—while also acknowledging relevant Comprehensive Plan recommendations for the site.

In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character. The recommended enhanced perimeter landscaping along Eldamain Road for the proposed Preliminary Planned Unit Development Plan will accomplish this comprehensive plan goal.



Further, in Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Corneils Road) each indicate **an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City** (as illustrated below).

ZONE A - RURAL AGRICULTURAL
(BASELINE ROAD TO CORNELIS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.



Figure 8.2c: Zone A Future Land Use Concept

ZONE A - NORTH GATEWAY
(BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer. Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 47.
- Enhance roadway with rural character elements and landscaping.



Figure 8.2: Zone A Future Land Use Concept

DEVELOPMENT AGREEMENT:

As with the Cyrus One data center Planned Unit Development (PUD), a separate development agreement will be required for Project Cardinal. This agreement will outline specific provisions related to development offsets and infrastructure funding. In alignment with the City's goal to balance the scale and impact of the proposed 1,034-acre data center campus, the petitioner is expected to provide meaningful community offsets. These include contributions could include gateway signage and dedication of land or cash to the City.

The agreement will also address infrastructure funding related to projected water and sanitary sewer improvements, including design engineering, payment schedules, and potential recapture provisions. City staff is actively working with the petitioner as they refine their projected utility usage estimates, which will inform a forthcoming water and sewer capacity study to be completed by the City Engineer and YBSD. We anticipate presenting the draft development agreement to the City Council on or before the date of the final vote.

COMMUNITY MEETING:

Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation, Rezoning and Planned Unit Development (PUD) conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

Due to the scale and intensity of the proposed data center campus development, staff has required the Petitioner to meet with the homeowners in the Bristol Bay Subdivision (east), Equestrian Estates at

Legacy Farms (west), and various adjacent properties along Baseline Road, Eldamain Road, and Galena Road prior to the upcoming City Council and Planning and Zoning Commission (PZC) public hearings to present the plan and gather feedback from residents.

STAFF COMMENTS:

The proposed Planned Unit Development and Preliminary PUD Plan are in general conformance with the standards provided in the Unified Development Ordinance. The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing. Staff is confident the petitioner will provide updated plans responsive to the recommendations enumerated in this memo in order to proceed to the next scheduled meeting. **All PUD approvals will also be subject to review comments provided by the City Engineer, EEI Inc., in a letter dated April 4, 2025 and any subsequent reviews**.

Therefore, the public hearing for the requested annexation is tentatively scheduled to be held at the **June 10, 2025 City Council** meeting and the public hearing for the requested rezoning, special use for the Planned Unit Development, and Preliminary PUD Plan is tentatively planned for the **June 11, 2025 Planning and Zoning Commission** meeting. A tentative final vote by the City Council is expected at the July 8, 2025 meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application Package dated March 14, 2025
2. Updated Applications dated March 21, 2025
3. Preliminary PUD Site Plan dated 03/14/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
4. Exterior Elevations dated 03/14/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
5. Landscape Plan dated 03/11/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
6. Traffic Methodology Memo dated March 14, 2025 and submitted by Pioneer Development and prepared by Burns McDonnell
7. Preliminary Drainage Memo dated March 14, 2025 and submitted by Pioneer Development and prepared by Burns McDonnell
8. Security Fencing Details dated March 14, 2025 and submitted by Pioneer Development and prepared by Burns McDonnell
9. EEI Review Letter to the City dated April 4, 2025
10. Project Cardinal Floodplain Exhibit dated March 2025 and prepared by EEI, Inc.
11. Soundscape Engineering Review Memos dated April 7, 2025 and April 21, 2025
12. Plan Council Packet Materials 04-10-2025
13. Email from Elizabeth Fotopoulos dated March 25, 2025

PROJECT CARDINAL

ANNEXATION, REZONING & PUD APPLICATIONS

UNITED CITY OF YORKVILLE

MARCH 14, 2025

PROJECT CARDINAL

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Section 1. Project Cardinal Introduction

Section 2. Application for Annexation

Section 3. Application for Rezoning

Section 4. Application for Planned Unit Development ("PUD")

Section 5. Petition for Special Use and PUD Approval

Section 6. Conceptual Site Plan

Section 7. Building Elevations

Section 8. Landscape Plan

Section 9. Traffic Impact Analysis

Section 10. Stormwater Calculations

Section 11. Security Fencing

Section 12. Annexation Map

Section 13. Legal Description

Section 14. Consents of Owners

Section 15. Contiguous Owners

Section 16. Public Hearing Sign Application

Section 17. Fee Schedule

Section 18. Acknowledgement of Financial Responsibility

Section 1

Project Cardinal Introduction

PROJECT CARDINAL

Project Cardinal ("Project") is an intended state-of-the-art data center campus in the City of Yorkville ("City") on approximately 1,037 acres of vacant land northwest of Route 47 and Galena Road. The Project is proposed by Pioneer Development, LLC ("Petitioner"), a hyperscale data center developer specializing in advanced digital infrastructure solutions.

The phased Project will include up to fourteen data center buildings as shown on the Concept Site Plan included in Section 6 of this application package. Each phase of the Project is expected to include one building, and each building phase is expected to become operational within twenty-four months of groundbreaking. Subject to market conditions, the first building is slated for operation in 2029, and additional buildings will come online on a ramp schedule as power availability increases. Given Chicagoland's increasing need for high-performance computing, Project completion is anticipated within the next decade.

Each building in the Project will feature architectural treatments that incorporate elements reminiscent of modern warehouse design, balancing practical necessity with aesthetics to the full extent possible. Facades will include precast concrete walls with metal elements, considering the most current technology and specific tenant requirements.

The Petitioner will install core utilities and site infrastructure, including a utility switchyard, two electrical substations, seven stormwater management basins, three main access roads with security checkpoints, on-site parking, and perimeter fencing.

The Project is innovatively designed to operate with minimal impact on public resources, generate significant tax and other revenue streams at local and state levels and enhance the region's digital and other infrastructure, while meeting the growing hyperscale technology demands of its prospective tenants.

P R O J E C T C A R D I N A L

Section 2

Application for Annexation

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron
COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801
CITY, STATE, ZIP: Sheridan, WY 82801
TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com
FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC

IS THE PROPERTY OCCUPIED OR VACANT: Vacant

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East, and Galena Rd to the South (excluding farmsteads at 10094 and 10034 Baseline Rd).

CURRENT ZONING CLASSIFICATION: City of Yorkville: PUD (R-2, R-3, and B-3); Kendall County: A-1 Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential District
EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)
SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing
WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-04-100-015		

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APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

In addition to the annexation of the unincorporated parcels to the United City of Yorkville as requested by this application, there will be corresponding applications for rezoning to M-2 General Manufacturing District and for a Special Use for Planned Unit Development for all the parcels to be acquired by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, 47 to the East, and Galena Rd to the South.

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. Attach as a separate petition titled as "Exhibit C".

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APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Signed by:
Matt McCarron
PETITIONER SIGNATURE BA...

3/14/2025 | 12:32 PM PDT
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consent of Owners - Section 14}
OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Docusign Envelope ID: FB23C1B7-A622-4EA1-A246-28C2B0A308A4

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron — COMPANY: Pioneer Development, LLC

MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801

CITY, STATE, ZIP: Sheridan, WY 82801 — TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005

EMAIL: matt@cirrusfarms.com — FAX:

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SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing

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KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

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02-05-100-005	02-05-200-007	02-06-400-001	

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NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

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APPLICATION FOR ANNEXATION

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DocuSigned by:
Matthew McCarron
75ACBEAF493F4BA...

PETITIONER SIGNATURE

3/21/2025

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consent of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

P R O J E C T C A R D I N A L

Section 3

Application for Rezoning

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
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PROPERTY INFORMATION

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IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

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CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 1037

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com & azaremba@msclawfirm.com	FAX:
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential Planned Development to the West, a mixed use Planned Unit Development to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; A portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portions of Subject Property for which Petitioner has applied to be annexed to the City are currently zoned as agricultural. The property within the general area of the Subject Property has primarily remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

Per Table 10-3-12 (B) of the Unified Development Ordinance, a data center and an electric substation are permitted uses in the M-2 General Manufacturing District. Proposed rezoning of the Subject Property to M-2 District will permit the development of a data center as proposed on the Concept Site Plan attached hereto, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. To the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space, and the corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use planned unit development and agricultural zoning, the property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also locally providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Petitioner proposes a data center on the Subject Property, with an integrated design and centrally focused activity, with buffering features on the outer borders that protect uses within the development and surrounding properties. Petitioner is submitting a corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.
Please also see:
Section 5 - Conceptual Site Plan
Section 6 - Building Elevations
Section 7 - Landscape Plan
Section 10 - Security Fencing

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The campus will feature 8 secure access points, 3 of which will be access points to the data respective portions of the campus. Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. The remaining 5 access points will experience minimal traffic. 3 are for emergency responders and 2 are dedicated to ComEd's authorized personnel for the electrical switchyard along the southwest edge of the campus on Galena Road. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electric fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security checks do not impede public traffic. Please also see Section 9 - Traffic Impact Analysis.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The Subject Property is suitable for the desired property for many reasons included above, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property located in the broader Chicagoland community where there is increasing demand for data services.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

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Signed by:
Matt McCarron
75A...F4BA...

PETITIONER SIGNATURE

3/14/2025 | 12:32 PM PDT

DATE

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{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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APPLICATION FOR REZONING

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

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PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, Route 47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 1037

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	Kane County: F-1 Rural Residential
EAST:	Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3 & B-3)
SOUTH:	Kendall County: A-1 Agricultural & M-1 Limited Manufacturing
WEST:	Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
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02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007
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Docusign Envelope ID: DC22C576-74B0-4EAB-8321-30AEEE5D7C5D

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com&azaremba@msclawfirm.co	FAX:
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc.
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

According to the Comprehensive Plan adopted by the City in 2016, the City faced the issue that "...past plans were based on the assumptions of continued, fast-paced residential and commercial growth, which did not materialize after the 2008 recession. A number of zoning districts appear to have been designated with specific development plans anticipated, which, however, did not occur. Zoning and land use districts should be reviewed and revised to better reflect current development trends and to more effectively guide development in the most appropriate locations." A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial PUD. Another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Baily Meadows residential development. Neither development was ever constructed due to the 2008 recession. Rezoning of the Subject Property from residential and mixed-use residential PUD to M-2 General Manufacturing District will better reflect current development trends as discussed in the Comprehensive Plan. Specifically, the map amendment would permit the development of a data center, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. The corresponding application for a Special Use for Planned Unit Development along with the Concept Site Plan, Landscape Plan and other attachments hereto present additional framework for data center development consistent with the purposes of the Unified Development Ordinance and Comprehensive Plan.

PLEASE STATE HOW THE MAP AMENDEMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential PUD to the West, a mixed-use PUD to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland. Rezoning the Subject Property to M-2 General Manufacturing will permit the development of a data center, and to the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space. The corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABILE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The Subject Property is suitable for the desired M-2 General Manufacturing zoning for many reasons specified herein, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property is located in the broader Chicagoland community where there is increasing demand for data services.

PLEASE STATE HOW THE PROPOSED MAP AMENDEMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

There is a proposed data center development on an adjacent parcel to the South of the Subject Property. This parcel has the Kendall County manufacturing zoning designation that is comparable to the City's M-2 General Manufacturing District.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELEIF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

Petitioner proposes a data center according to the attached Conceptual Site Plan (Section 5), Building Elevations (Section 6) and Landscape Plan (Section 7) in accordance with the requirements of 10-3-9(A) of the Unified Development Ordinance, and with deviations as requested by Petitioner in the corresponding application for a Special Use for Planned Unit Development (Section 4 and Section 5).

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of the Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use PUD and agricultural zoning, the Subject Property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential PUD to the West, a City mixed-use PUD to the East, and a Kendall County manufacturing use (proposed data center) to the South.

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APPLICATION FOR REZONING

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:
Matthew McCarron
75ACBEAF493F4BA...

3/21/2025

PETITIONER SIGNATURE | DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consents of Owners - Section 14}

OWNER SIGNATURE | DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Section 4

Application for PUD

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)	TOTAL ACREAGE: Approximately 1037 acres

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
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02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Signed by: Matt McCarron — 3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consents of Owners - Section 14}

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	Part of the Subject Property is not within City limits and is the subject of the corresponding Application for Annexation submitted by Petitioner.	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?		☐ YES	■ NO

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ■ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ■ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ■ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE: Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MOALS, COMFORT, OR GENERAL WELFARE:

Please see attached petition.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS
PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDELY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT: Please see attached petition.
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED: Please see attached petition.
PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS: Please see attached petition.
PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN: Please see attached petition.

Docusign Envelope ID: 1D4A9ADA-A0D9-4D59-AACA-6757F024CE29

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

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I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by: Matthew McCarron 75ACBEAF493F4BA... — 3/21/2025

PETITIONER SIGNATURE — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consents of Owners - Section 14}

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	Part of the Subject Property is not within City lmits and is the subject of the corresponding Application for Annexation submitted by Petitioner.	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?		☐ YES	■ NO

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ■ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ■ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ■ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

Docusign Envelope ID: 1D4A9ADA-A0D9-4D59-AACA-6757F024CE29

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY:

Please see attached petition.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE:

Please see attached petition.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE:

Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES:

Please see attached petition.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE:

Please see attached petition.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT DOES NOT SUBSTANTIALLY ADVERSELY IMPACT AN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE, INCLUDED ON THE LOCAL, STATE, OR FEDERAL REGISTER, LOCATED ON OR OFF THE PARCEL(S) PROPOSED FOR DEVELOPMENT:

Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MOALS, COMFORT, OR GENERAL WELFARE:

Please see attached petition.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

Please see attached petition.

Docusign Envelope ID: 1D4A9ADA-A0D9-4D59-AACA-6757F024CE29

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS
PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDELY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT: Please see attached petition.
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED: Please see attached petition.
PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS: Please see attached petition.
PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN: Please see attached petition.

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APPLICATION FOR PUD PRELIMINARY PLAN

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: 5,000	TELEPHONE: ○ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC, & Dale L. Konicek LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

TYPE OF REQUEST:

- [■] PRELIMINARY PLAN
- [ ] AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 1037	CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

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APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd., Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (630) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc.
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE _____ DATE _____

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consents of Owners - Section 14}

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

Section 5

Petition for Special Use and PUD Approval

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)
)
UNITED CITY OF YORKVILLE)

PETITION FOR SPECIAL USE AND PLANNED UNIT DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, Pioneer Development LLC, an Illinois limited liability company (hereinafter the "**Petitioner**"), respectfully petitions the United City of Yorkville (the "**City**") to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property (as defined and more fully set forth below).

BACKGROUND INFORMATION

1. The owners of the Subject Property are Dale L. Konicek LLC, The Konicek Family Limited Partnership, Galena & 47TH LLC, MPLIV10 LLC, and Sameer and Sanjay Gupta (collectively, the "Owners") as to each parcel as shown on Exhibit A attached hereto and incorporated herein;

2. The Petitioner is Pioneer Development, LLC, an Illinois limited liability company located at 30 N. Gould Street #38989, Sheridan, WY 82801;

3. The Petitioner is the contract purchaser of the Subject Property;

4. The Subject Property consists of approximately 1,037 acres located between Route 47, Galena Road, Ashe Road, and Baseline Road in the City, as legally described on Exhibit A attached and incorporated herein (the "**Subject Property**") and illustrated on the Concept Site Plan attached as Exhibit B (hereinafter the "**Preliminary Plan**");

5. Certain portions of the Subject Property, as shown on Exhibit C attached hereto, have not been annexed to the City, and is the subject property of that certain Application for Annexation submitted to the City by Petitioner on even date herewith;

6. The portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural;

7. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed;

8. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed;

9. The Subject Property within the City is currently zoned as a mixed use residential and commercial planned unit development;

10. The Subject Property is the subject property of that certain Application for Rezoning submitted to the City by Petitioner on even date herewith, whereby Petitioner requests the rezoning of the Subject Property to M-2 General Manufacturing District under the City of Yorkville Unified Development Ordinance (the "**Code**");

11. Petitioner proposes to develop the Property as a secure data center campus with two onsite electrical substations and one utility switchyard (the "**Data Center Campus**"), as generally depicted on the Preliminary Plan;

12. The Data Center Campus will be constructed in phases, over an estimated ten (10) year period;

13. The planned unit development will establish standards governing the phased development of the Data Center Campus;

14. As a Data Center Campus, the Subject Property will accommodate up to fourteen (14) stand-alone facilities consisting of networked computers, storage systems, and computing infrastructure used to assemble, process, store, and distribute data; and two (2) onsite electrical substations and one (1) utility switchyard will supply electricity to these facilities; and

15. Petitioner has submitted appropriate supporting details for approval of the Special Use for Planned Unit Development as set forth herein.

PROJECT SUMMARY

Petitioner is a hyperscale data center developer specializing in advanced digital infrastructure solutions. The proposed Yorkville data center campus is designed to operate with minimal impact on public resources while supporting mission-critical operations. Its electricity consumption is projected to generate significant tax revenue at local and state levels, reinforce the region's digital infrastructure, and meet the growing hyperscale technology demands of its tenants.

The Data Center Campus will be a state-of-the-art facility serving the Chicagoland market's increasing need for high-performance computing. As shown on the Preliminary Plan, spanning approximately 1,037 acres, the Data Center Campus will include up to fourteen (14) data center buildings, two (2) electrical substations, and one (1) utility switchyard, with improvements potentially spread across fourteen (14) phases. Petitioner will install core utilities and site infrastructure, including the utility switchyard, two (2) substations, seven (7) stormwater management basins, three (3) main access roads with security checkpoints, on-site parking, and perimeter fencing. Each building is expected to become operational within fifteen (15) to twenty-four (24) months of groundbreaking, with the full buildout anticipated in approximately a decade, subject to market conditions.

The campus will feature eight (8) secure access points, three (3) of which will be access points to the data respective portions of the data center campus. Two (2) access points are dedicated to ComEd's electrical switchyard and three to emergency services, these access points will experience minimal traffic and are restricted to authorized ComEd personnel and emergency responders. The switchyard access point lies along the southwest edge of the campus on Galena Road.

Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electrically actuated fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security

checks do not impede public traffic. An approximately ten-foot security fence is proposed to encircle the entire campus, including both substations and the switchyard, as shown in the Preliminary Plan.

Each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design that are as aesthetically pleasing as practically possible. Facades will include advanced glazing, refined articulation, precast concrete walls, and metal elements. The first facility is slated for operation in 2029, contingent on power availability, with additional buildings coming online on a ramp schedule as power availability increases and construction schedules allow. Building height is defined at fifty-five feet (55') to the flat roof, with rooftop equipment bringing total height to a maximum of seventy-eight (78') feet. Actual building specifications may vary in response to evolving technology or specific tenant requirements.

STANDARDS FOR SPECIAL USE APPROVAL FOR A PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-5(D)

1. The establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed Data Center Campus will enhance the public health, safety, morals, comfort, and general welfare of the City. Although portions of the Subject Property were originally annexed to the City in 2004 and 2005, respectively, the Subject Property within the City limits has remained farmland, without a productive use consistent with the underlying mixed-use residential and commercial planned unit development zoning for nearly twenty (20) years. The Data Center Campus is a permitted use in the proposed M-2 General Manufacturing District. The development of the Subject Property as the Data Center Campus will drive substantial investment in the City that will generate new construction jobs, create long-term employment opportunities, and produce significant tax and other revenues. Establishing the Data Center Campus will position the City as a competitive regional leader for future tenants and strengthen its status as an emerging employment center in the data technology sector.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.

The Subject Property lies entirely within the boundaries of Baseline Road to the North, Ashe Road to the West, Route 47 to the East and Galena Rd to the South. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district.

Data centers represent significant capital projects and are often drawn to locations with existing utility infrastructure. However, these locations still typically require substantial installations of utility upgrades to meet data center needs, especially demand for electrical capacity. Such developments, typically funded by institutional investors, yield elevated values within a sub-market and strengthen revenue streams for local governmental entities reliant on property taxes. Accordingly, Petitioner's proposed investment in the Data Center Campus, along with planned electrical substation upgrades, will appreciably increase, rather than impair or diminish, the value of adjacent properties.

3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Pending approval of the Application for Rezoning for the Subject Property to M-2 General Manufacturing District submitted to the City by Petitioner, the City recognizes a data center as an appropriate use for the Subject Property. Petitioner's application for a special use is not driven by the proposed data center use alone, but by the Petitioner's proposal for a planned unit development that provides comprehensive standards for multiple data centers in a campus-like configuration developed in phases. By committing to significant infrastructure in the initial phase, the Petitioner seeks assurance that subsequent

phases remain governed by these planned unit development standards rather than being subject to future legislative changes.

This planned unit development framework will not hinder the normal and orderly development of surrounding properties. Instead, it offers clear, consistent guidelines that may provide neighboring property owners with direction for improvement of their properties.

4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

The Subject Property is well-positioned with regards to access and utilities.

Based on significant data center development experience of Petitioner, its engineers and consultants, the ingress and egress to the Data Center Campus proposed by Petitioner herein will adequately serve the intended use. Within the Data Center Campus, the Petitioner has designed a network of drive aisles essential to the campus's security and operations. All internal aisles will be privately owned, operated, and maintained, thereby minimizing the burden on public facilities and eliminating the City's responsibility for internal road upkeep. However, Petitioner will grant the City all necessary easements for perpetual private access and utilities, including water line easements as indicated on the Preliminary Plan.

Stormwater management basins will be developed in compliance with applicable regulation. Stormwater basins will be enhanced with native vegetation to create open space, establish new habitats, minimize erosion, and promote infiltration, yielding tangible ecological benefits.

In coordination with City staff, the Petitioner will determine the most optimal way to enhance the municipal sanitary and water services adjacent to the Subject Property before connecting, representing a potentially substantial investment up-front. By enhancing public infrastructure, Petitioner will position surrounding properties for further investment.

5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Petitioner has engaged engineers and consultants with extensive experience in data center facility design and has developed an efficient, secure ingress and egress plan for the Data Center Campus. Substantial setbacks from Route 47 and Ashe Road are incorporated to prevent traffic queues from

extending onto public roadways. Within the Data Center Campus, the drive aisles and gating systems are scaled and spaced to accommodate both arriving vehicles and those denied entry. On Route 47, the two (2) access points are aligned to avoid disrupting the ingress and egress of the Bristol Bay multifamily development to the East. On Ashe Road, the proposed access will not impede traffic flow or other entry to driveways. The Petitioner has retained a traffic engineer to conduct a traffic study to verify roadway capacity, and this study will be provided to the City upon completion.

6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

According to the Comprehensive Plan adopted by the City in 2016, to guide future industrial development, the City aims to: 1) remove barriers to investment and encourage development through incentives and regulatory relief, 2) focus industrial attraction efforts on near-term industrial, 3) redevelop industrial zones to accommodate diverse facility sizes modern office park settings, 4) Promote best practices in building design, stormwater management, landscaping, and placemaking, and 5) ensure future industrial developments are located near adequate transportation and infrastructure networks. Granting the Special Use for Planned Unit Development to allow the proposed Data Center Campus on the Subject Property aligns with these objectives by removing regulatory barriers and fostering industrial growth. It also provides a framework to promote best practices in building design, stormwater management and landscape buffering. Accordingly, the proposed Special Use is not contrary to the objectives of the City's Comprehensive Plan and furthers its objectives in the near term.

REVIEW STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-8(E)

*1. **Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

As stated above, the proposed Planned Unit Development aligns with the City's Comprehensive Plan objectives for industrial development. Approval of a Planned Unit Development ensures coordinated, large-scale planning for this industrial site and creates a structured framework for the phased investment required by a project of this size.

2. ***Integrated Design with Identifiable Centers and Edges.*** *The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*

The Preliminary Plan provides an integrated design featuring three (3) core land uses functioning as a unified whole. A new utility switchyard and two (2) new electric substations will supply power to the fourteen (14) phased data center buildings forming a centralized utility component. The data center buildings, along with parking and access drives, serve as focal points of activity. Perimeter access drives and stormwater ponds define the campus edges, ensuring appropriate drainage for impervious surfaces in compliance with the Code, and creating a cohesive grouping of buildings, infrastructure, and amenities.

3. ***Public Welfare.*** *The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*

The proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. As mentioned above, the parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. The planned improvements are concentrated in the core of the Subject Property, with setbacks exceeding zoning requirements. Around the perimeter of the Data Center Campus, stormwater detention basins serve as open space, further protecting the current and future uses on adjacent parcels.

4. ***Compatibility with Adjacent Land Uses.*** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally*

compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

As discussed above, the proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. Overall, the building setbacks will exceed City Code requirements, and perimeter landscaping and stormwater improvements will create a natural buffer, preserving the suitability of current and future neighboring uses.

5. ***Impact on Public Facilities and Resources.*** *The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.*

The proposed Data Center Campus Planned Unit Development is designed to ensure sufficient utilities, road access, stormwater management, and other vital facilities. The Preliminary Plan shows a system of stormwater management basins to handle runoff from new impervious surfaces. Roadway access has been addressed in detail. Although public utilities do not currently reach the Subject Property, Petitioner and City staff are coordinating on a plan for extending and interconnecting these utilities. A substantial investment in utilities and other infrastructure will provide opportunity for nearby development. New electrical substations will also be constructed as a key component of the project. Overall, the Data Center Campus Planned Unit Development will not impose a substantial burden on public facilities; rather, it will enhance them in a way that likely spurs further investment on neighboring properties.

6. ***Archaeological, Historical or Cultural Impact.*** *The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*

The proposed Data Center Campus Planned Unit Development does not substantially impact any archaeological, historical, or cultural resources listed on local, state, or federal registers, whether on or off the Subject Property. The Petitioner is conducting the relevant assessments to evaluate wetlands, waters, threatened/endangered species, and historical resources, and will coordinate any required approvals with the City before constructing improvements.

REQUIRED DEVIATIONS FROM UNIFORM DEVELOPMENT ORDINANCE

1. **Table 10-3-9(A) Bulk and Dimensional Standards.**
   The Code requires the following setbacks:
   Front: twenty-five feet (25');
   Side: twenty feet (20'); and
   Rear: none (0').
   Petitioner requests a deviation that setbacks shall be limited to the outer boundary of the Subject Property. For the purpose of setbacks, Route 47 will serve as the "Front", Ashe Road will be the "Rear", and the north and south edges of the Subject Property will be "Sides". This request includes a waiver of any setback requirements between buildings or setbacks from internal lot lines of any future subdivision.

2. **Chapter 10-4-10 Energy Industrial Uses.**
   Under the Code, data centers fall under the "Energy Industrial Use" category, for which there are currently no specific use standards in Chapter 4. Consequently, the proposed Data Center Campus is not subject to any such standards, and any new standards adopted after approval of the Special Use for Planned Unit Development will not apply to the Subject Property.

3. **10-5-1(F) Cross Access.**
   Due to the unique security requirements of the Data Center Campus, any cross-access requirements between adjacent developments, as outlined by the Code, shall be waived for the Subject Property.

4. **Table 10-5-1(H)(5) Minimum Parking Requirement.**
   In accordance with the Code, the minimum parking requirement is 0.3 spaces per 1,000 square feet for industrial uses greater than 8,000 square feet. Petitioner requests a variance to reduce that requirement to 0.2 parking spaces per 1,000 square feet. The average size of a building in the proposed Data Center Campus is 1,878,142 square feet, requiring 505 parking spaces per building. Petitioner calculates the actual parking demand will be approximately 375 parking spaces per building, under the requested .2 parking spaces per 1,000 square feet. Further, parking within the Data Center Campus will be shared among its constituent buildings and lots, rather than calculated on an individual building or lot basis. However, if exclusive occupant parking spaces are designed for a particular lot or building, those spaces will not be counted toward the overall minimum for the remainder of the campus.

5. **10-5-1 (N) Pedestrian Circulation.**
   The Code requires pedestrian walkways between buildings. Where appropriate, the Petitioner will install walkways between parking areas and building entrances, complying with ADA standards. However, there will be no pedestrian connections between buildings or open spaces. Accordingly,

the Petitioner requests a waiver of pedestrian circulation requirements, except those necessary to connect each building to its parking area within the Data Center Campus.

6. **10-5-1(O) Bicycle Parking.**
   Under the Code, bicycle parking is required. However, given the surrounding roadways and the Subject Property's intended use, bicycle access is not feasible. Accordingly, the Petitioner requests a waiver of the bicycle parking requirements.

7. **10-5-1(Q) Required Off-Street Loading Spaces.**
   In accordance with the Code, the Zoning Administrator determines the required number of off-street loading spaces. Petitioner requests a minimum of one off-street loading space per Data Center Campus building on the Subject Property.

8. **10-5-3 Landscape.**
   The Code imposes extensive landscaping requirements in and around parking lots and building areas to enhance community character. Due to the secure nature of the campus and the potential conflicts between landscaping and the mechanical systems unique to a Data Center Campus, the Petitioner seeks to reduce internal landscaped areas. In place of the City's standard requirements set forth in the Code, the Petitioner proposes to adopt the landscaping standards outlined in the Subject Property's landscape plan.

9. **10-5-4(B) & (C) Screening of Mechanical Units.**
   The Code mandates screening for both ground-mounted and rooftop-mounted mechanical units. However, due to the nature of the Data Center Campus and its associated mechanical infrastructure, Petitioner proposes an alternative standard. Ground-mounted generator units will be enclosed by vinyl fencing matching the generator's height (excluding any protruding stacks), while rooftop-mounted mechanical units within penthouses will not be required to have additional screening.

10. **10-5-5 Fences.** The Code requires that fencing not extend beyond the front plane of the primary building façade. The Petitioner seeks approval for the fencing specifications and placement as shown on the Preliminary Plan.

11. **10-5-8(4) Appearance Standards, Industrial Uses.** Under the Code, industrial buildings longer than 100 feet must include recesses along at least 30% of any facade facing a public street. However, given the significant setbacks in the Data Center Campus layout and the emphasis on open space along its perimeter, Petitioner requests that these architectural standards be waived provided that buildings are constructed with masonry or precast materials.

12. **10-7-2 Lots.** Pursuant to the Code, each lot must abut a public street, and the Planning and Zoning Commission along with the City Council retain final authority over lot size, shape, and orientation. However, given the unique, secure nature of the Data Center Campus, Petitioner request that the City waive the public street access requirement and agree to approve any future subdivision of the Subject Property that the Petitioner determines reasonably necessary and appropriate for its use, operation, maintenance, or disposition.

13. **10-7-3 Street Design and Improvements & 10-7-4 Circulation and Connectivity.**
   The Code establishes standards for street development and circulation within a proposed project. However, because this proposal does not include new streets or internal driveways, Petitioner requests exemption from those requirements.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City's Plan Council, Economic Development Committee, Planning and Zoning Commission and City Council take the necessary and appropriate action to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property and pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 14th day of March, 2025.

PETITIONER:

PIONEER DEVELOPMENT, LLC
an Illinois limited liability company



Mahoney, Silverman & Cross, LLC
Attorney for the Petitioner

EXHIBIT A

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

{Please see attached Section 13 – Legal Descriptions.}

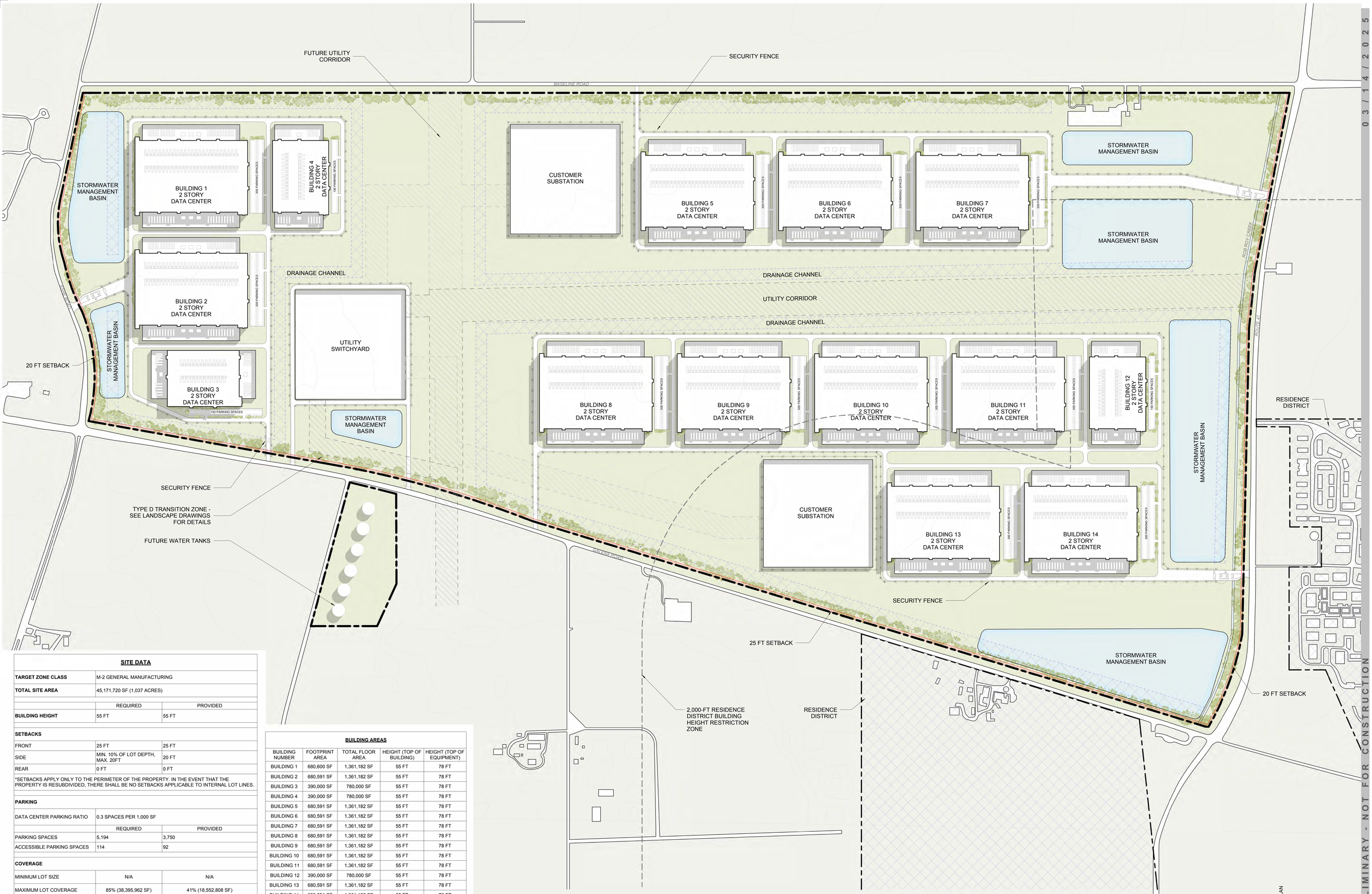
EXHIBIT B

PRELIMINARY PLAN

{Please see attached Section 6 – Conceptual Site Plan.}

Section 6

Conceptual Site Plan



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025

PROJECT CARDINAL

A-1

PIONEER DEVELOPMENT

SITE PLAN

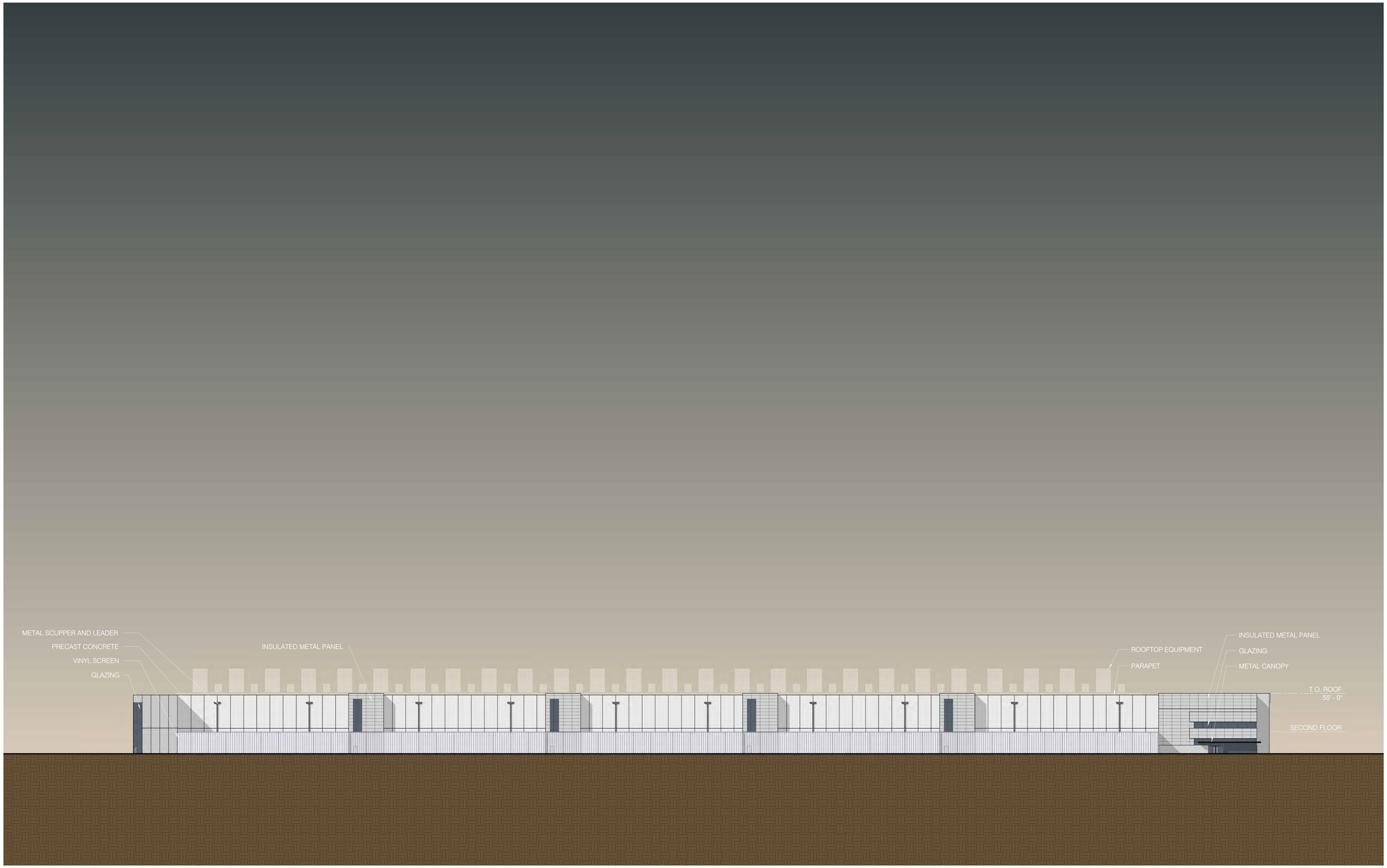
BURNS McDONNELL

Margulies Hoelzli Architecture

HENNEMUTH O2 MINNEAPOLIS CHICAGO

Section 7

Building Elevations



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

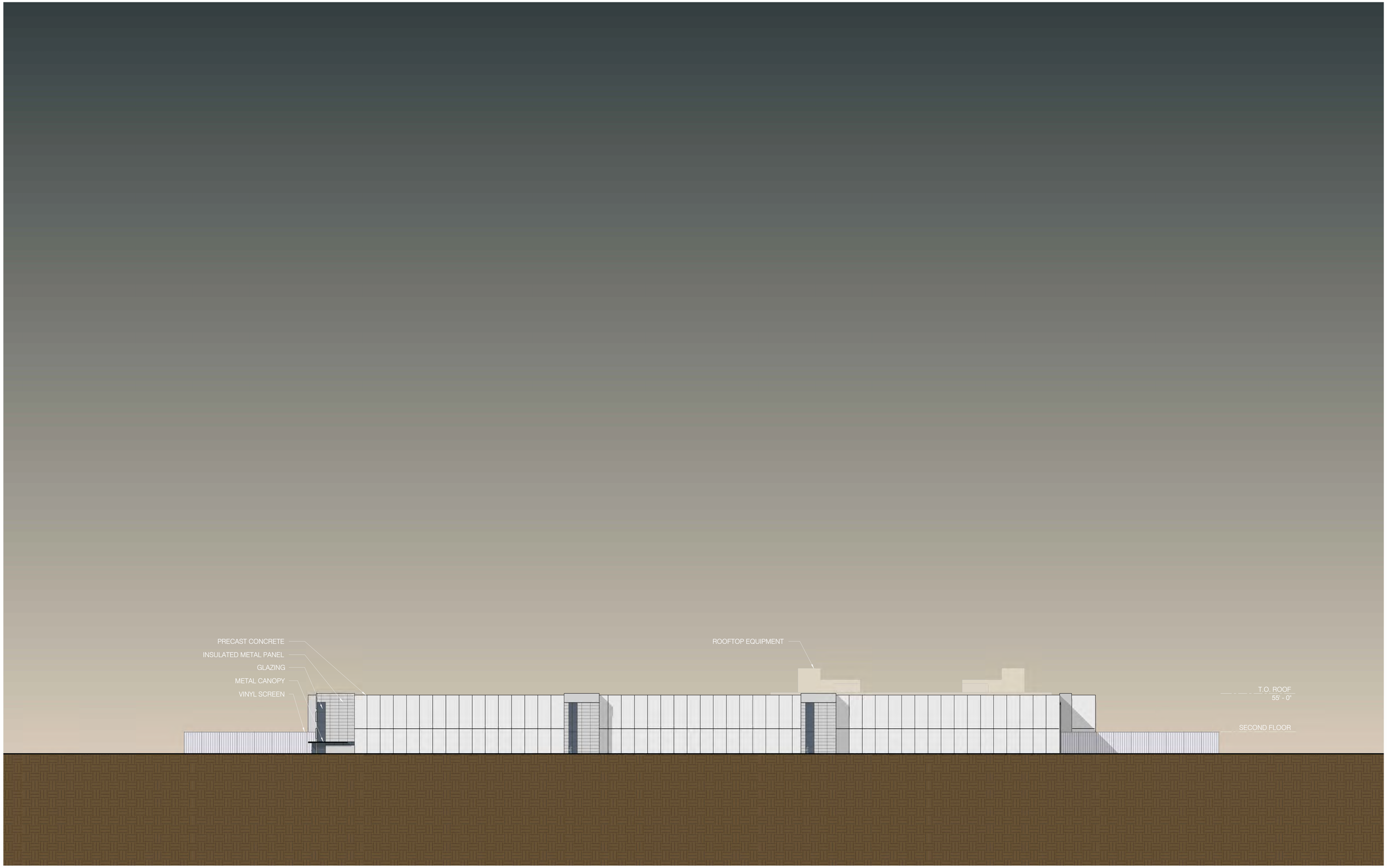
SOUTH ELEVATION

BURNS McDONNELL

Margulies Hoelzli Architecture

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025



ELEVATION LEGEND

- PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY
- INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY
- GLAZING
- VINYL SCREEN

PROJECT CARDINAL

A-3

PIONEER DEVELOPMENT

EAST ELEVATION

BURNS McDONNELL

MH Margulies Hoelzli Architecture

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03/14/2025

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03/14/2025



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-4

PIONEER DEVELOPMENT

NORTH ELEVATION

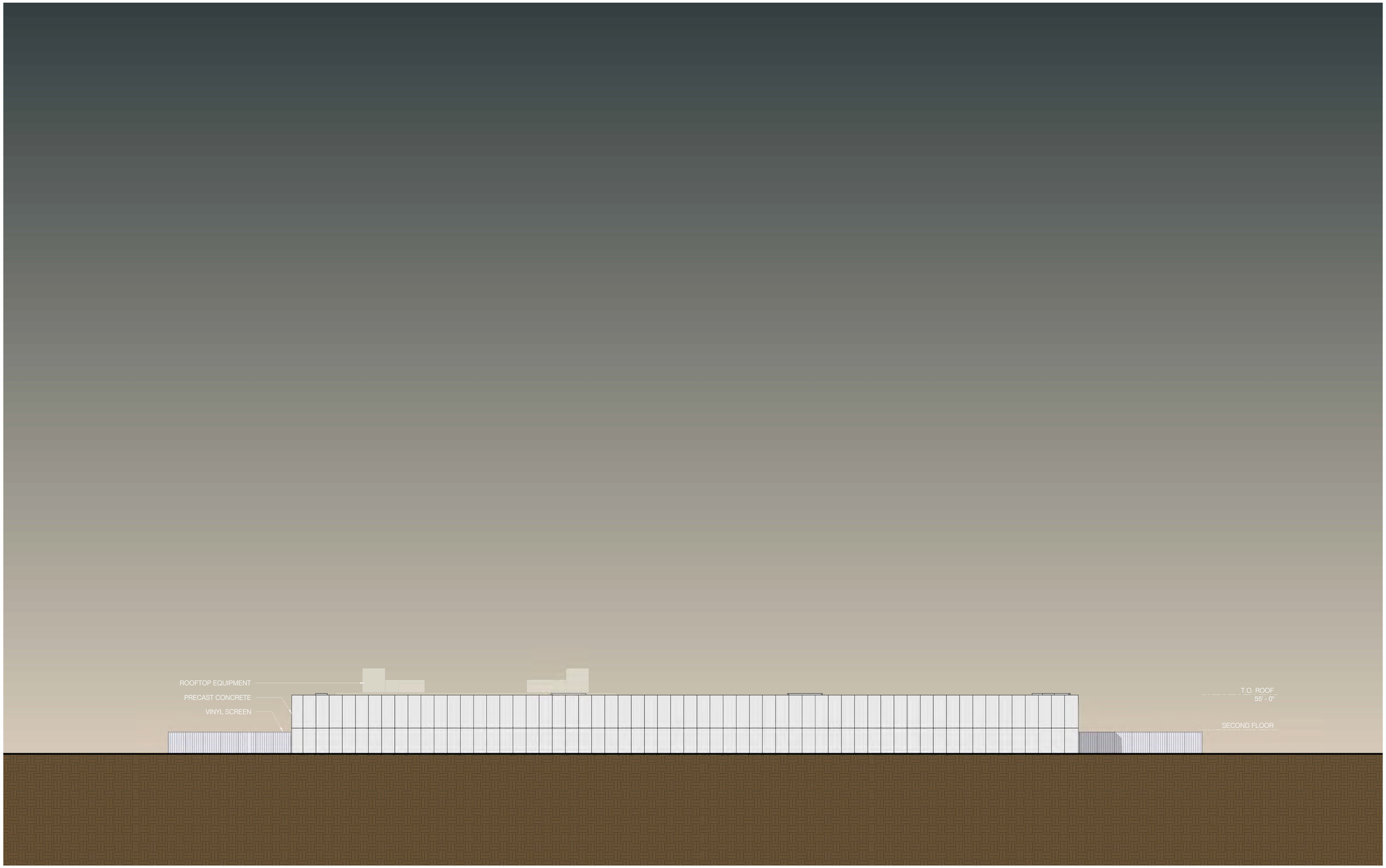
BURNS McDONNELL

MH Margulies Hoelzli *Architecture*

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PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-5

PIONEER DEVELOPMENT

WEST ELEVATION

BURNS McDONNELL

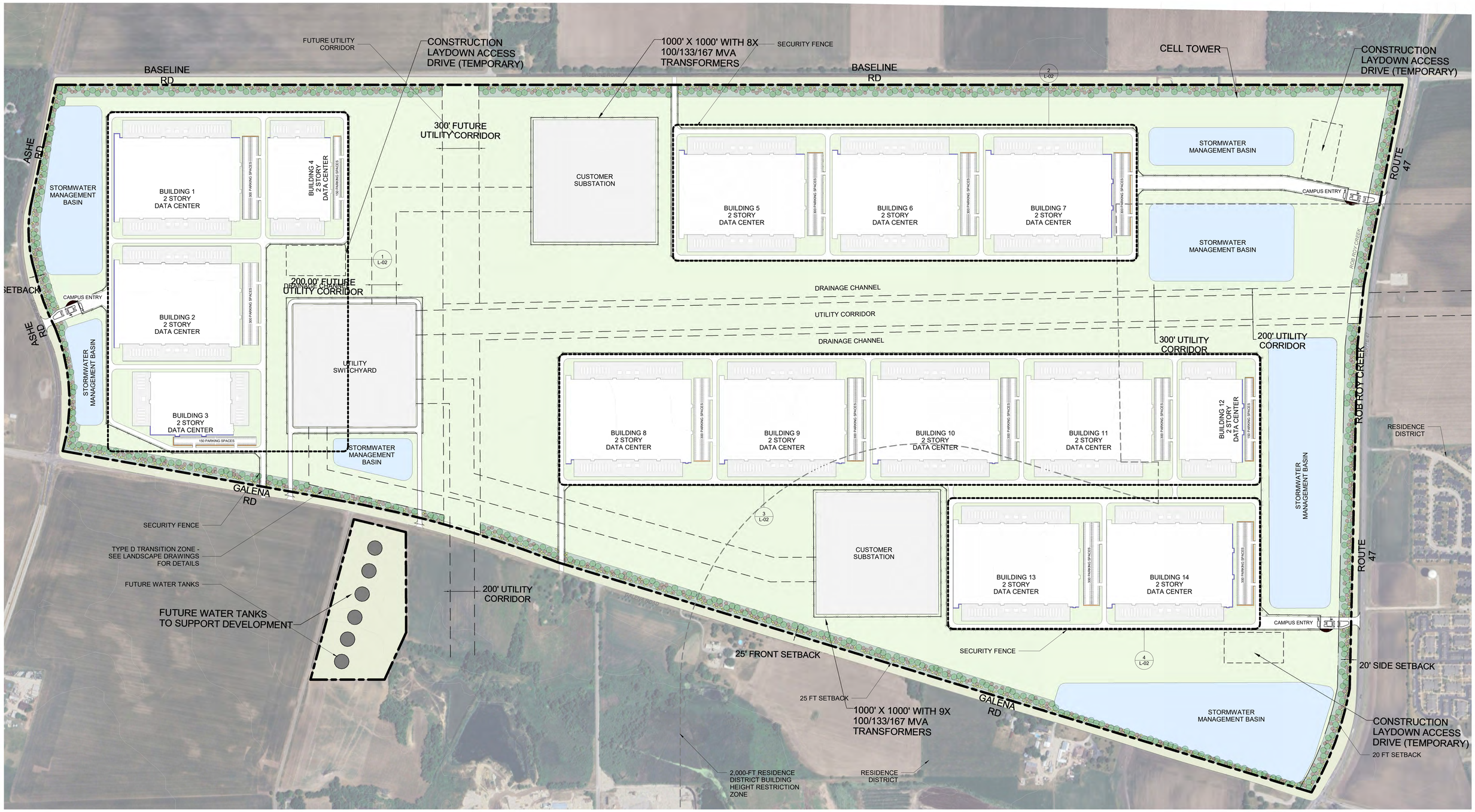
Margulies Hoelzli Architecture

MINNEAPOLIS | CHICAGO

PRELIMINARY - NOT FOR CONSTRUCTION

Section 8

Landscape Plan



1 CAMPUS PLAN
1" = 300'-0"

NORTH 0 150'-0" 300'-0" 600'-0"

NOTE: PLANTINGS DEPICTED IN TRANSITIONAL ZONE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT FINAL QUANTITY, SPECIES, OR LAYOUT. PER TRANSITIONAL ZONE D REQUIREMENTS

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING TBD

GENERAL LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:
1. TOTAL LANDSCAPE ELEMENTS, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN THIRTY (30) PERCENT OF ANY SINGLE SPECIES OR FIFTY (50) PERCENT OF ANY GENUS ON A PARCEL THAT IS BETWEEN ONE-HALF (0.5) AND FIVE (5) ACRES.
2. TOTAL LANDSCAPE ELEMENTS, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN TWENTY (20) PERCENT OF ANY SINGLE SPECIES OR TWENTY-FIVE (25) PERCENT OF ANY GENUS ON A PARCEL THAT IS GREATER THAN FIVE (5) ACRES.
3. TREE PRESERVATION AND REMOVAL. NO LIVE TREE(S) WITH A FOUR (4) INCH DIAMETER AT BREAST HEIGHT MAY BE REMOVED WITHOUT FIRST APPLYING FOR TREE REMOVAL AND RECEIVING APPROVAL FROM THE CITY AS SPECIFIED IN SECTION ###.

TRANSITIONAL ZONE TYPE D REQUIREMENTS

TRANSITIONAL ZONE D:
A. TRANSITION ZONE TYPE D STANDARDS
B. MINIMUM ZONE WIDTH- 100' PER FUTURE DATA CENTER ORDINANCE
C. MINIMUM NUMBER OF LANDSCAPE ELEMENTS PER 100 LINEAR FEET:
-UNDERSTORY TREES: 5
-CANOPY/EVERGREEN TREES: 5
-SHRUBS/NATIVE GRASSES: 35

NOTE:
REQUIRED YARD SETBACKS WILL BE UTILIZED FOR TRANSITION ZONE LANDSCAPE.

BUILDING FOUNDATION LANDSCAPE ZONE REQUIREMENTS

1. FIVE (5) SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED PER LINEAR FOOT OF BUILDING FRONTAGE FACING THE FRONT AND EXTERIOR SIDE YARDS AND SHALL BE DISPERSED ALONG THE BUILDING FOUNDATION AS APPROVED BY THE ZONING ADMINISTRATOR.

2. FOUNDATION PLANTINGS SHALL BE DESIGNED TO SUPPLEMENT BUFFER YARD PLANTINGS TO FRAME IMPORTANT VIEWS, WHILE VISUALLY SOFTENING LONG EXPANSES OF WALLS.

3. FOUNDATION PLANTINGS SHALL BE INSTALLED IN GROUPINGS OR CLUSTERS OF INDIVIDUAL PLANTS IN A MANNER
THAT ENHANCES THE SITE'S APPEARANCE AS PROPOSED BY THE DEVELOPER AND DEEMED APPROPRIATE BY THE ZONING ADMINISTRATOR.

4. FOUNDATION PLANTINGS MAY INCLUDE A MIXTURE OF THE PLANTING TYPES SPECIFIED IN SECTION 10-5-3(A).

PARKING LOT PERIMETER LANDSCAPE ZONE REQUIREMENTS

1. LOCATION: ALL OFF-STREET PARKING AREAS WHICH ABUT A PUBLIC OR PRIVATE RIGHT-OF-WAY, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE AND TREES AS REQUIRED BY THIS SECTION LOCATED BETWEEN THE BACK OF CURB OF THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.

2. RIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.
A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.
B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUNDCOVER INCLUDING MULCH OR STONEWORK.

PROJECT CARDINAL

L-01

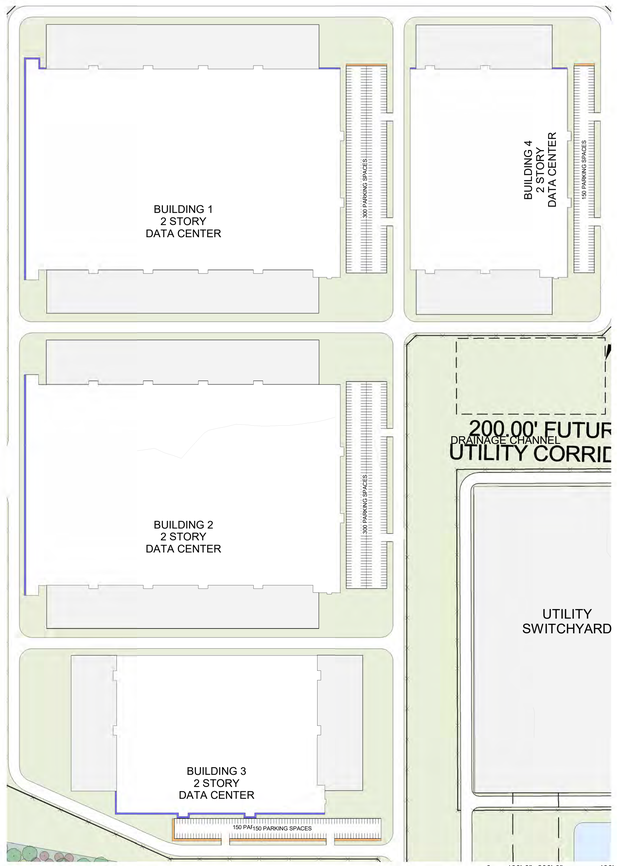
PIONEER DEVELOPMENT

CAMPUS PLAN

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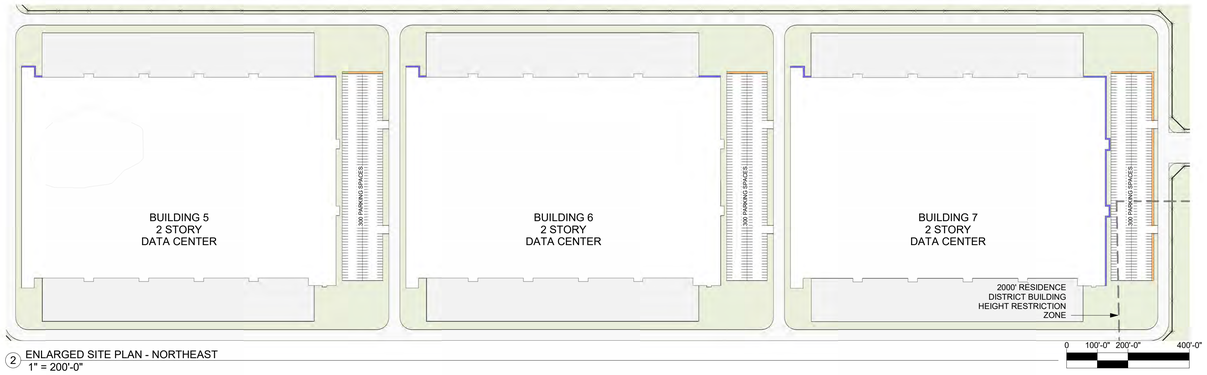
03/11/25

PRELIMINARY - NOT FOR CONSTRUCTION



1 ENLARGED SITE PLAN - WEST
1" = 200'-0"

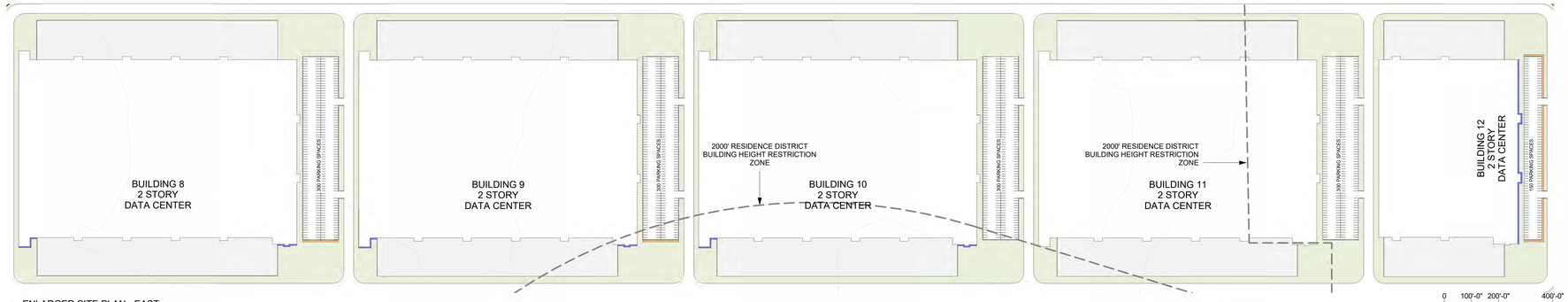
0 100'-0" 200'-0" 400'-0"



2 ENLARGED SITE PLAN - NORTHEAST
1" = 200'-0"

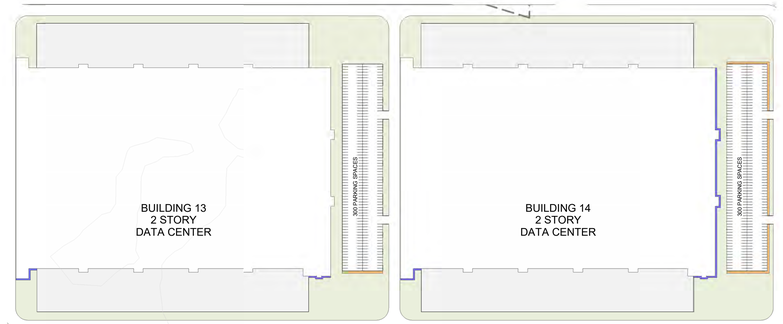
0 100'-0" 200'-0" 400'-0"

DRAINAGE CHANNEL



3 ENLARGED SITE PLAN - EAST
1" = 200'-0"

0 100'-0" 200'-0" 400'-0"



4 ENLARGED SITE PLAN - SOUTHEAST
1" = 200'-0"

0 100'-0" 200'-0" 400'-0"

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING TBD

03/11/25

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CARDINAL

L-02

PIONEER DEVELOPMENT

ENLARGED SITE PLANS

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Section 9

Traffic Impact Analysis

Traffic Methodology Memo

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Methodology Memorandum

Project Understanding

The proposed industrial development is in the City of Yorkville and District 3 of the Illinois Department of Transportation. The site is generally located south of Baseline Road, North of Galena Road, east of Elda main Road, and west of IL 47. The project site is adjacent to both City and State maintained roadways which will require coordination with both interties.

The purposes of the Traffic Impact Analysis (TIA) are to evaluate proposed traffic conditions under build and no-build conditions as it pertains to the proposed development. The TIA will be developed in accordance with the TIA Guidelines contained within the Yorkville, IL Unified Development Ordinance. The proposed scope of services will be performed for normal operating time periods and peak operating time periods.

Scope of Services

The following sections detail the proposed scope of work. The following guidelines will be followed in the preparation of the traffic impact analysis:

- Highway Capacity Manual, 7th Edition
- Institute of Transportation Engineers Trip Generation Manual, 11th Edition
- Yorkville, IL Unified Development Ordinance Traffic Study Guidelines
- IDOT Bureau of Design and Environmental Manual

Project Information

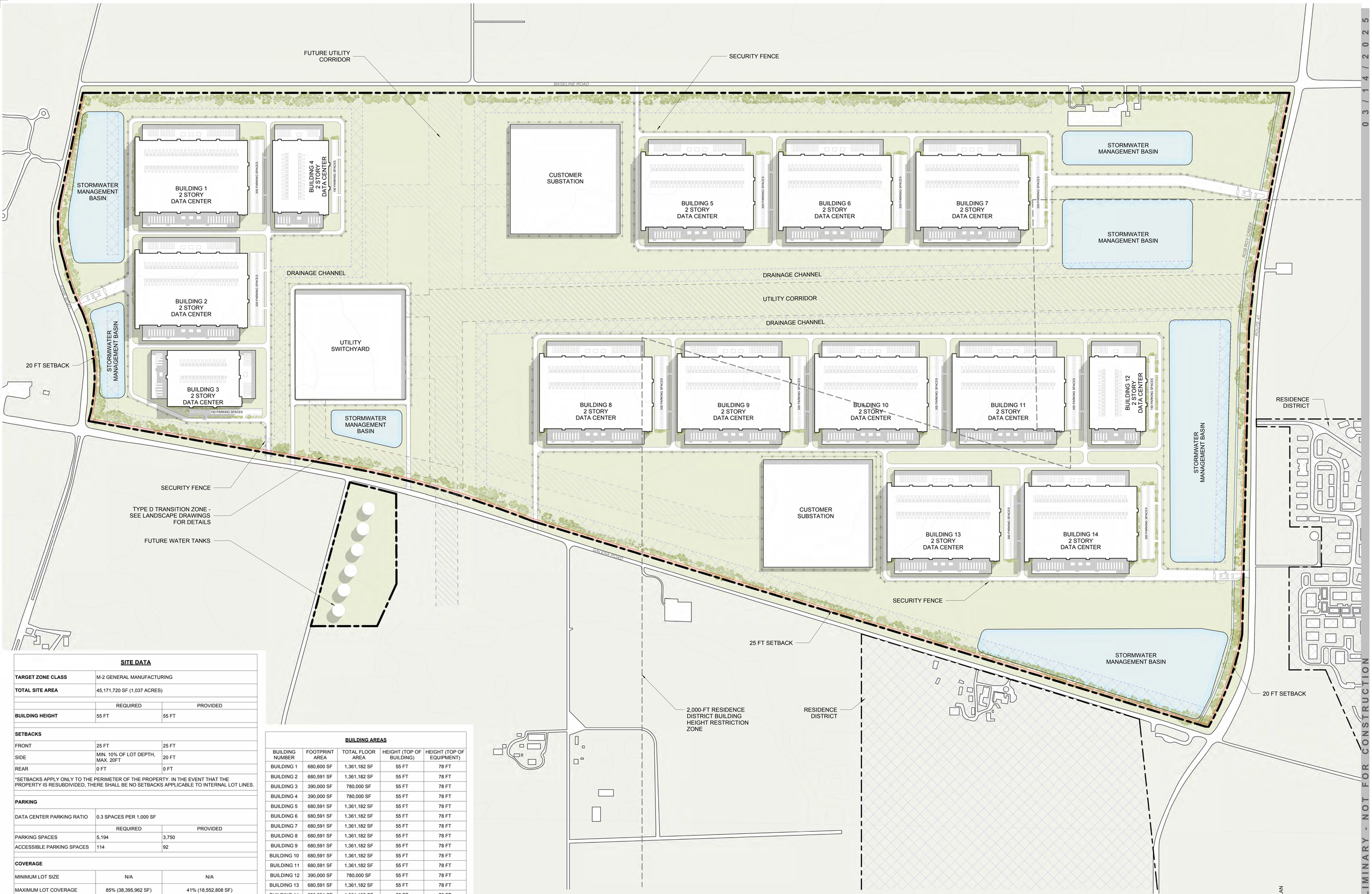
The proposed project site consists of approximately 1,000 acres of Data Center and supporting utility land uses. Two sizes of Data Center buildings are planned for the proposed development, consisting of fourteen (14) total buildings. These include:

- Eleven (11) Data Centers at approximately 1,900,000 SF each
- Three (3) Data Centers at approximately 940,000 SF each

The proposed project site location in relation to Yorkville, IL and Montgomery, IL is shown in Figure 1. A Preliminary Site Plan is shown in Figure 2, depicting general footprint and proposed access locations for the development.



Figure 1: Project Site Location



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
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BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
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BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PROJECT CARDINAL

0' 150' 300' 600'

PLAN

A-1

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025

PIONEER DEVELOPMENT

SITE PLAN

BURNS McDONNELL

Margulies Hoelzli Architecture

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Definition of the Study Area

The proposed project site is abutted by three IDOT classified roadways and one locally classified roadway, including:

- Hwy 47 – Classified as a Other Principal Arterial by IDOT
- Galena Road – Classified as a Minor Arterial by IDOT
- Ashe Road – Classified as a Minor Arterial by IDOT
- Baseline Road – Classified as a Local Street by IDOT

Figure 3 depicts the surrounding roadways as classified by IDOT.

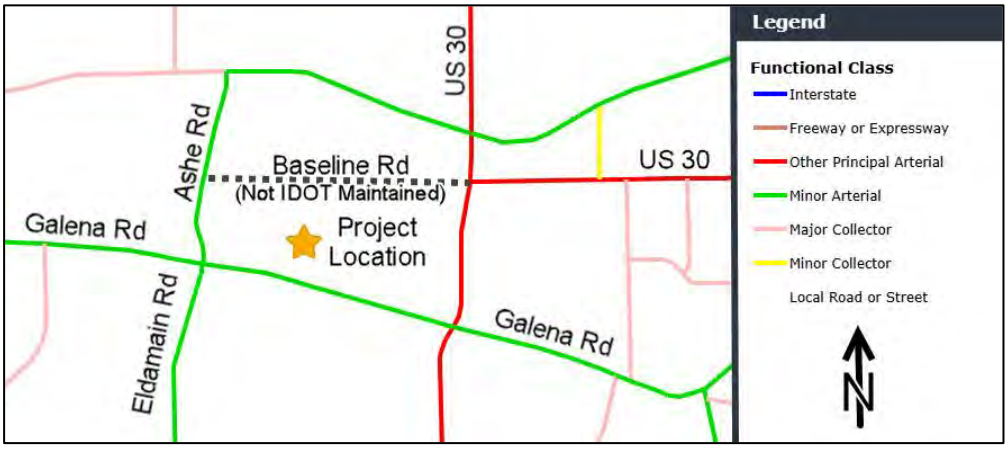


Figure 3: IDOT Roadway Classifications

Traffic Data Collection

Traffic data collection will be performed for the periods from 7:00 AM-9:00 AM and 4:00 PM-6:00 PM at the following locations:

- Study Int #1 – Eldamain Road at Baseline Road
- Study Int #2 – IL 47 at Baseline Road
- Study Int #3 – IL 47 at Galena Road
- Study Int #4 – Eldamain Road at Galena Road

Trip Generation Data

Trips generated by the proposed development were calculated based upon the intended land use and density. Generated trips were calculated per Institute of Transportation Engineers (ITE) trip generation methodologies utilizing the current *ITE Trip Generation Manual, 11th Edition*. For the purposes of this assessment, Land Use Code 160 – Data Center was referenced. Table 1summarizes resulting trip generation projections for the proposed development considering each building's respective size and quantity.

Table 1: ITE Trip Generation Calculations

Development			Units	AM Hour			PM Hour		
Type	Number of Buildings	KSF	Daily*	Total*	In*	Out*	Total*	In**	Out**
144 MW	11	1880	1861	207	114	93	201	60	141
72 MW	3	940	931	103	57	46	98	29	69
Total			**2792**	**310**	**171**	**139**	**299**	**89**	**210**

Note: * Average Rate - Referenced Average Rate Equation based on few numbers of studies and less than 0.75 R^2

- Weekday: Trips = 0.99 x (Units)
- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.11 x (Units)
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.09 x (Units)

** Fitted Curve – Referenced Fitted Curve Equation based on an R^2 greater than 0.75

- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.13 x (Units) – 5.63
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.11 x (Units) – 5.65

Trip Distribution Assumptions

Trip distribution for the Traffic Study will be approached through review of historical traffic volumes and collected intersection turning movement counts and based on the weighting of traffic demand from currently serviced volumes. Figure 4 depicts the most recent average daily traffic volume data available on IDOT's online data portal.



Figure 4: IDOT Average Annual Daily Traffic Volume [Accessed March 13th, 2025]

Background Growth Rate Determination

Future background traffic volume growth is anticipated to be based on correspondence with the Chicago Metropolitan Agency for Planning (CMAP). Following the Traffic Study Scoping Meeting, a request for CMAP growth rates will be prepared. No other area developments are known at this time. Potential area developments that could impact the study area will be requested during the Traffic Study Scoping Meeting.

Intersection Capacity Analysis

Intersection capacity analysis will be performed to *Highway Capacity Manual* methodologies using TrafficWare Synchro version 12. Analysis output files will be provided within the appendix of the report. A target LOS of D or better will be referenced for the purpose of considering traffic mitigation strategies.

As part of the Traffic Study Scoping meeting, existing traffic signal timing sheets within the study area will be requested. In the event that traffic signal timings are not made available, the project team will reference the collected video-based traffic counts to observe typical existing traffic signal cycle-lengths and optimize software traffic signal timings to the phasing splits.

Traffic Analysis Development

The Traffic Study will be prepared according to the following outline:

I. **Introduction**
II. **Project Conditions**
    a. Land Uses
    b. Roadway System
    c. Traffic volumes
    d. Proposed Development
        i. Land Use Development
        ii. Roadway Development
III. **Traffic Forecasts**
    a. Project Traffic Volumes
        i. Trip Generation
        ii. Trip Distribution and Assignment
    b. Background Traffic Volumes
    c. Future Traffic Volumes
IV. **Traffic Analysis**
    a. Auxiliary Lane Analysis
    b. Traffic Signal Warrant Analysis (if necessary)
    c. Capacity Analysis
        i. Existing Scenario
        ii. Background Scenario
        iii. Future with Project Scenario
        iv. Potential Mitigation Scenario
    d. Queue Length Analysis
    e. Site Circulation
    f. Proposed Lane Configuration
V. **Conclusions**


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P R O J E C T C A R D I N A L

Section 10

Stormwater Calculations

Preliminary Drainage Memo

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Overview

The Subject Property is approximately 1,037 acres located in Yorkville, Kendall County, Illinois. The site boundaries are Baseline Road to the north, Galena Road to the south, Ashe Road to the west, and State Route 47 to the east. The proposed development is currently planned to include fourteen (14) data centers, two (2) owner substations, and one (1) ComEd switchyard. The result of these improvements is anticipated to add approximately 663 acres of impervious area.

The existing site is primarily undeveloped and agricultural use. There are approximately six (6) acres near the northeast that are utilized for single family residential and a cell tower. The eastern portion of the site appears to drain east to Rob Roy Creek, while the northwestern portion drains west past Ashe Road and the southwestern / south central portion past Galena Road.

The FEMA Flood Insurance Rate Map (FIRM) for the Subject Property shows that there are no floodplains within the site. The National Wetlands Inventory (NWI) shows a Riverine along the eastern boundary of the site (Rob Roy Creek). According to NRCS Web Soil Survey, the Subject Property is composed of several soil types. These various hydrologic soil groups determine the potential for stormwater runoff. Approximately 27.3% of the site is class C/D, 42.8% class C, and 29.9% class B/D, all of which have moderate to high runoff potential. Maps representing these findings are provided in Appendix D, E, and F.

Drainage Narrative

The site must follow the regulations set in the Kendall County Stormwater Management Ordinance and the stormwater specifications set in the City of Yorkville Unified Development Ordinance. These regulations require stormwater runoff to be limited to 0.15 cfs/acre in the 100-year storm event, 0.08 cfs/acre in the 25-year storm event, and 0.04 cfs/acre in the 2-year storm event. Additionally, stormwater must be discharged with less flow and in the same locations as prior to development.

To meet the County and City requirements for the release rate, the site will be limited to 155.55 cfs in the 100-year event, 82.96 cfs in the 25-year event, and 41.48 cfs in the 2-year event.

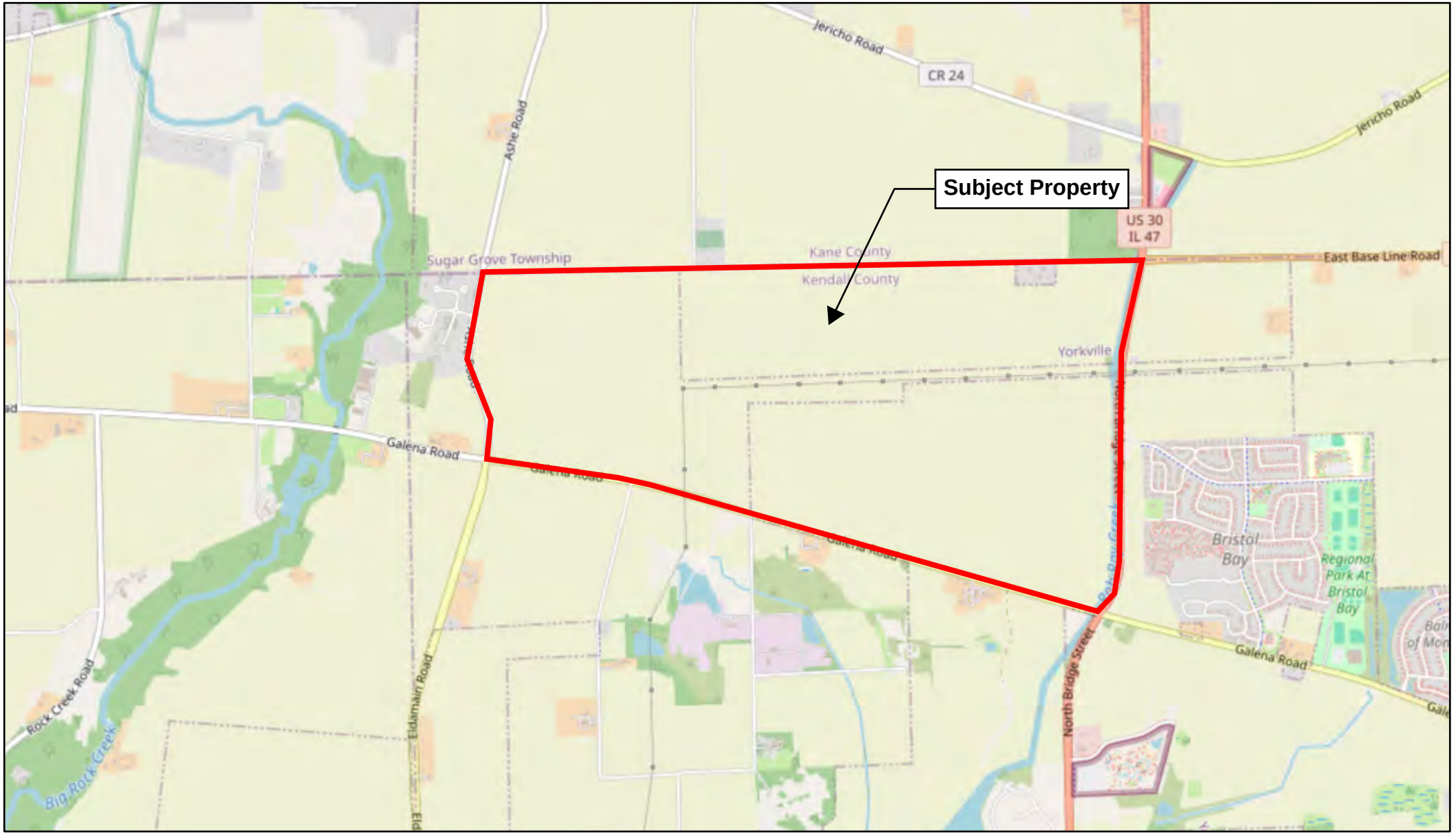
The proposed drainage plan will consist of multiple inter-connected open channels that tie into stormwater basins. The ComEd utility switchyard will also have a dedicated stormwater basin. The ponds will then be discharged to existing culverts along the western and southern boundaries, and to Rob Roy Creek to the east. Final building layouts and stormwater pond sizing are subject to change, but all ponds will be discharged at a rate in accordance with the County and City requirements noted above.

Conclusion

It is our opinion that the proposed stormwater management design is compliant with the Kendall County and City of Yorkville stormwater regulations. The proposed drainage channels and stormwater basins for the data centers, substations, and utility switchyard will provide sufficient storage and meet required discharge rates in the proposed condition.

Appendix A – Project Location Map

The National Map Advanced Viewer



3/13/2025, 1:35:24 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

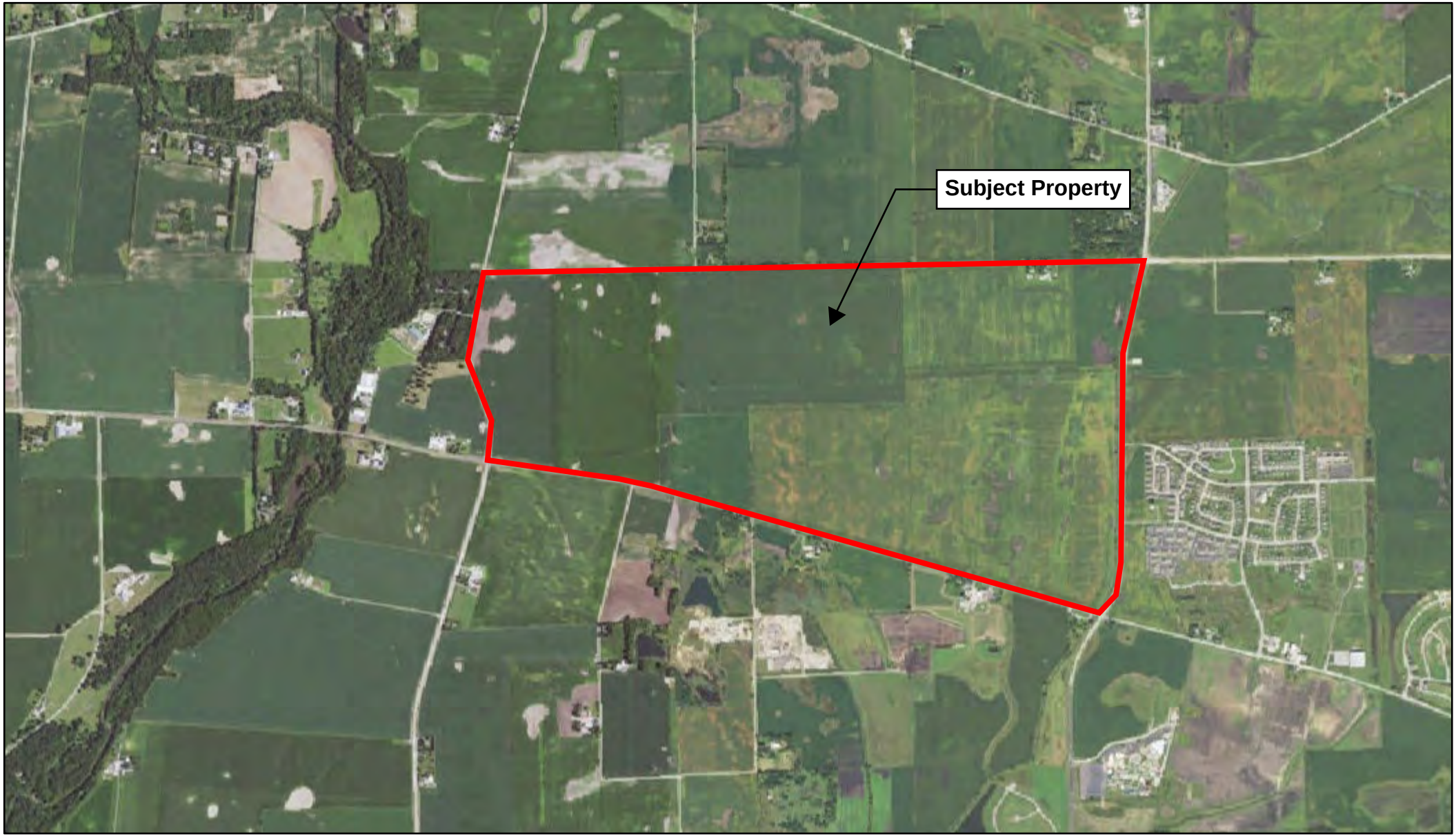
Map data © OpenStreetMap contributors, CC-BY-SA

USGS

2021 USGS

Appendix B – Aerial Map

The National Map Advanced Viewer



3/13/2025, 1:36:21 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

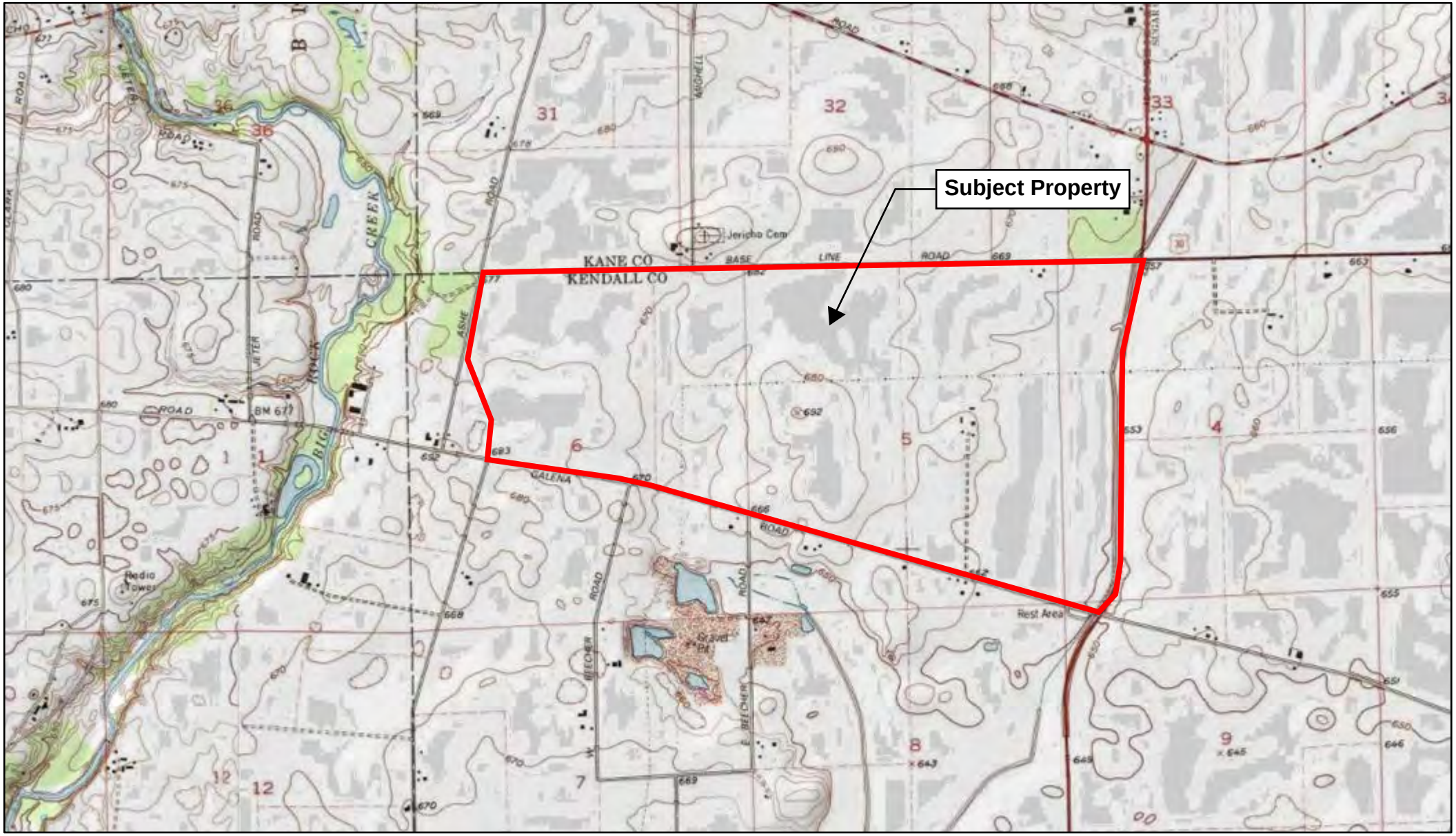
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

USGS

2021 USGS

Appendix C – USGS Topographic Map

The National Map Advanced Viewer



3/13/2025, 1:35:00 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

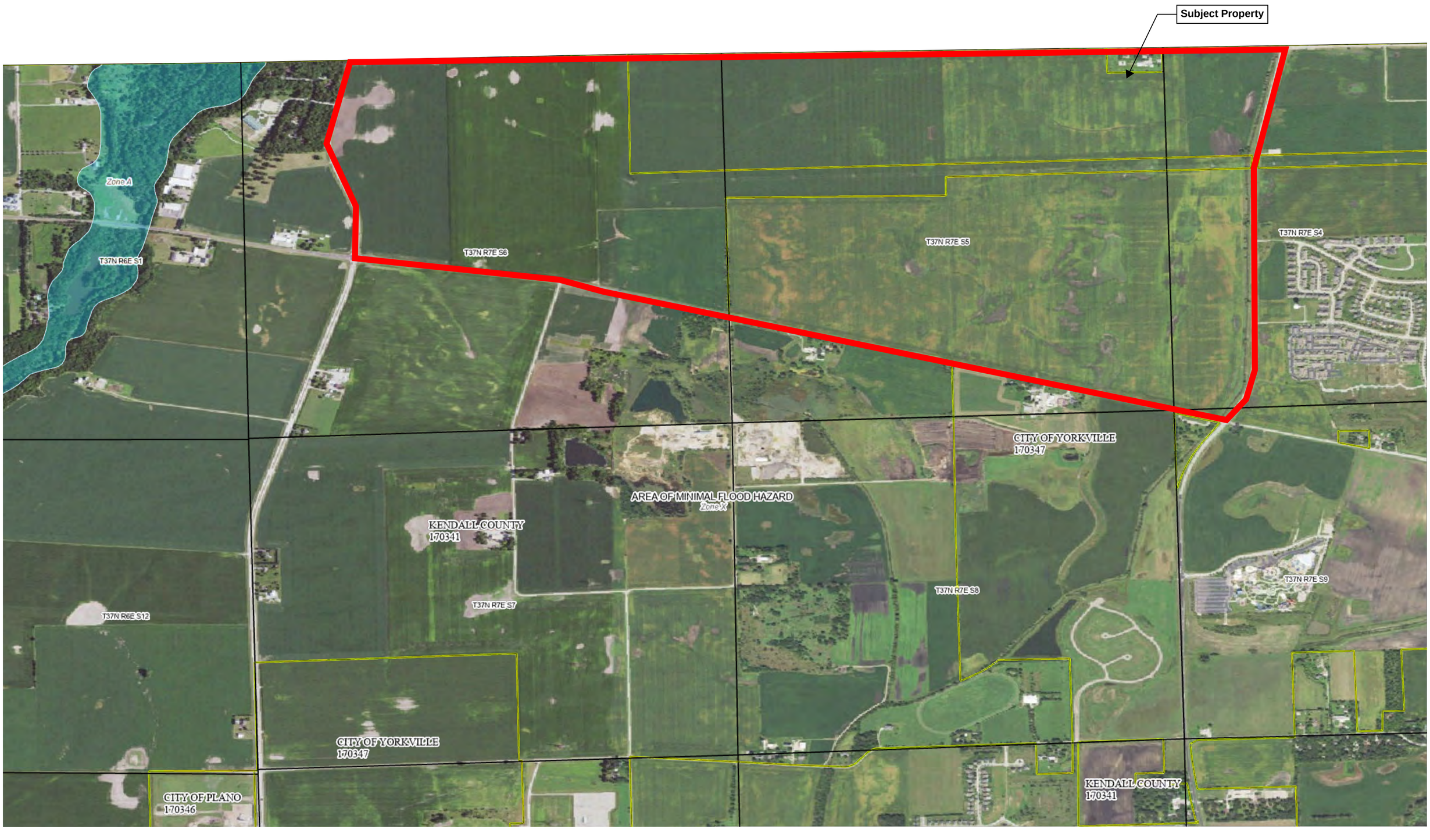
Copyright:© 2013 National Geographic Society, i-cubed

USGS

2021 USGS

Appendix D – FEMA Flood Insurance Rate Map

88°30'W 41°44'22.65"N



88°26'14.16"W 41°40'11.3"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **3/10/2025 7:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 30 OF 225

Panel Contains:

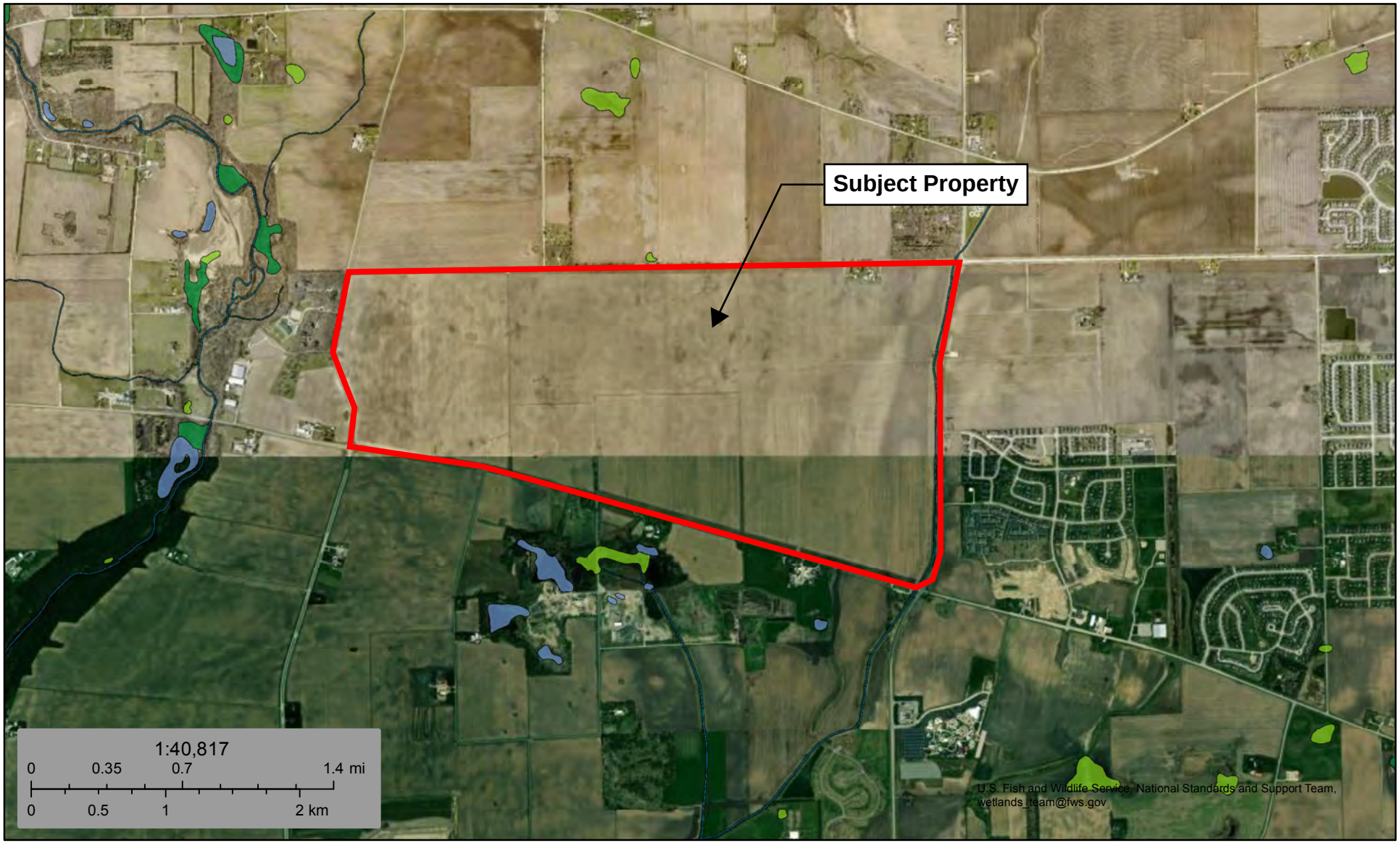
COMMUNITY	NUMBER	PANEL
KENDALL COUNTY	170341	0030
CITY OF YORKVILLE	170347	0030
KANE COUNTY	170894	0030
CITY OF PLANO	170346	0030

MAP NUMBER
17093C0030G
EFFECTIVE DATE
February 04, 2009

Appendix E – National Wetland Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



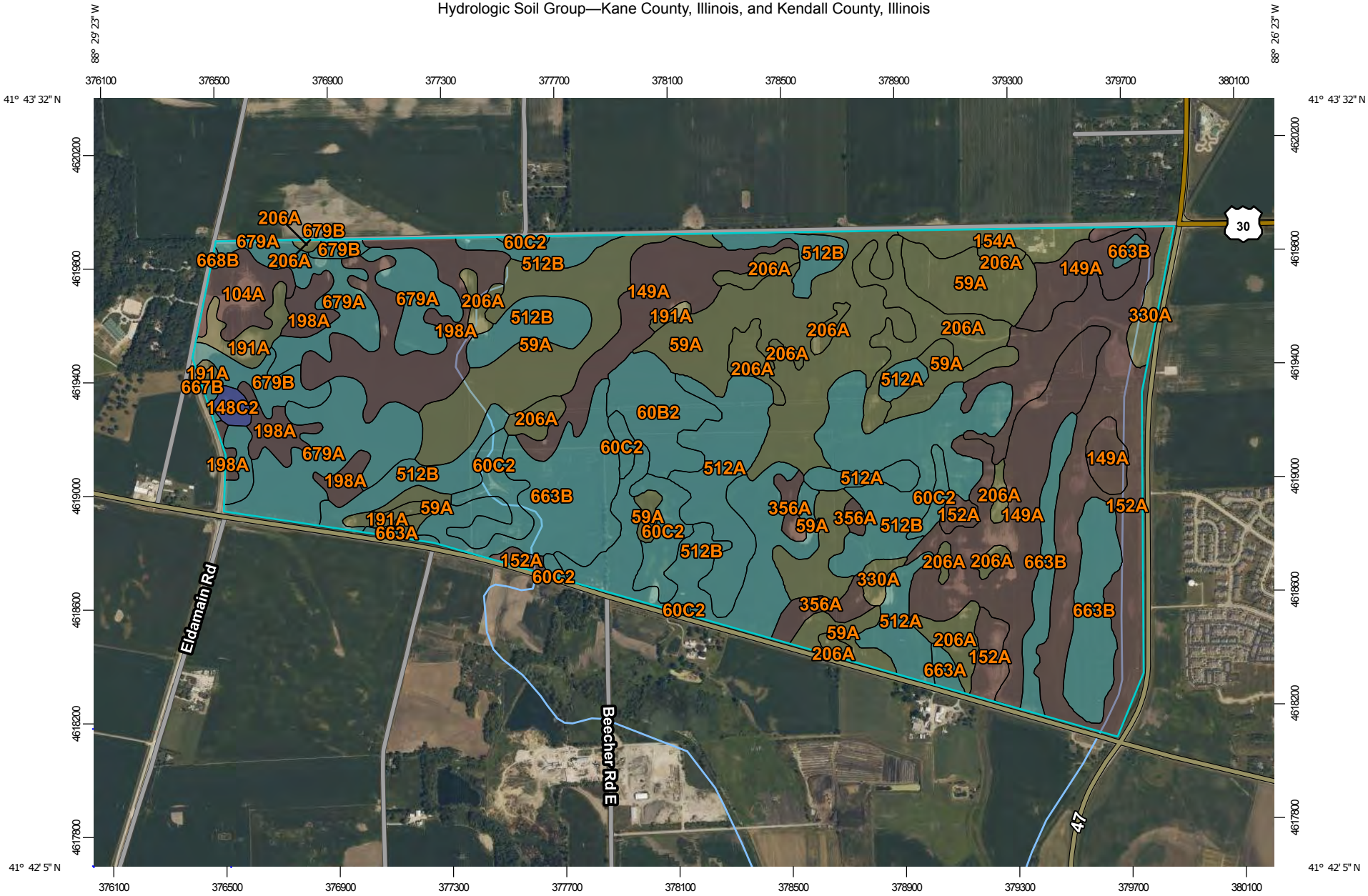
March 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix F – Hydrologic Soil Groups Map



Map Scale: 1:19,100 if printed on A landscape (11" x 8.5") sheet.

N

0 250 500 1000 1500 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kane County, Illinois
Survey Area Data: Version 18, Aug 21, 2024

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	0.0	0.0%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	0.1	0.0%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	0.0	0.0%
Subtotals for Soil Survey Area			**0.1**	**0.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	194.9	17.7%
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	C	24.4	2.2%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	C	35.2	3.2%
104A	Virgil silt loam, 0 to 2 percent slopes	B/D	15.1	1.4%
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	B	3.5	0.3%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	126.2	11.5%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	104.6	9.5%
154A	Flanagan silt loam, 0 to 2 percent slopes	C/D	12.4	1.1%
191A	Knight silt loam, 0 to 2 percent slopes	C/D	15.5	1.4%
198A	Elburn silt loam, 0 to 2 percent slopes	B/D	66.7	6.1%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	66.8	6.1%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	10.9	1.0%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	B/D	13.4	1.2%
512A	Danabrook silt loam, 0 to 2 percent slopes	C	61.4	5.6%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
512B	Danabrook silt loam, 2 to 5 percent slopes	C	155.7	14.1%
663A	Clare silt loam, 0 to 2 percent slopes	C	4.4	0.4%
663B	Clare silt loam, 2 to 5 percent slopes	C	90.1	8.2%
667B	Kaneville silt loam, 2 to 5 percent slopes	C	0.0	0.0%
668B	Somonauk silt loam, 2 to 5 percent slopes	C	0.6	0.1%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	78.7	7.1%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	20.5	1.9%
Subtotals for Soil Survey Area			**1,100.9**	**100.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


BURNS
McDONNELL

Section 11

Security Fencing

Security Fencing

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Proposed Security Fence Details

Option A: Ameristar Perimeter Security USA Inc

1. Product Name: Ameristar Impasse II
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Power coated black (all elements)

Option B: Betafence USA (Guardiar)

1. Product Name: Palisade
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Powder coated black (all elements)

Appendix A – Ameristar Impasse II

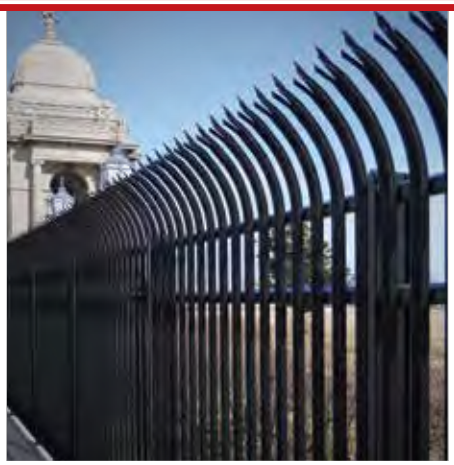
IMPASSE II®



HIGH SECURITY STEEL PALISADE FENCING







FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724

Experience a safer and more open world

AMERISTAR®

ASSA ABLOY





AESTHETIC APPEAL. UNPARALLELED PROTECTION.

Traditional security fences of chain link or wire mesh ***are no longer enough*** to meet todays increased security demands. Ameristar's Impasse II security fence offers the ***resistive strength*** of heavy-duty ***steel pales secured vertically*** to a framework of ***specially formed rails and I-beam posts.*** The stylish design of the Impasse II, combined with its strength and security, ***provides a successful first line of defense.***











Primary applications for Impasse II ornamental steel fence systems include:

- ***Military Sites***
- ***Government Facilities***
- ***Petroleum & Chemical Facilities***
- ***Power Plants & Substations***
- ***Airports***
- ***Data Centers***
- ***Ports of Entry***
- ***Water Treatment & Storage***

IMPASSE II®

HIGH SECURITY **STEEL PALISADE FENCE**



TRIDENT™

The Impasse Trident ***pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.*** The intimidating look of the Trident corrugated pale is a ***visual deterrent*** to any who would dare to intrude.

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**



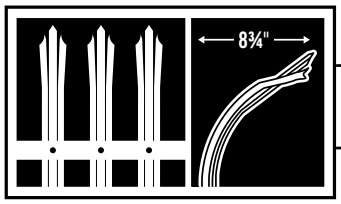
STRONGHOLD™

The blunt, slightly rounded tip of the Stronghold offers strength when necessary, while providing ***safety and security to the general public.*** The Stronghold features the ***same structural configurations of its high-security counterparts.***

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS





GAUNTLET™

Gauntlet is designed with ***high-tensile steel corrugated pales that rise above the topmost rail with an outward curve*** and terminate with a triple-pointed splayed spear tip. The outward curved pales ***discourage attempts to gain access*** by would be intruders.

- **3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 7' & 8' HEIGHTS**

ANTI-SCALE OPTION

The Impasse II ***Anti-Scale fence system*** has ***decreased pale spacing,*** which helps deter the assailant from climbing, and ***increases the delay time when trying to cut or pry through the fence.***

COLOR OPTIONS

BLACK | BRONZE | SAND | WHITE

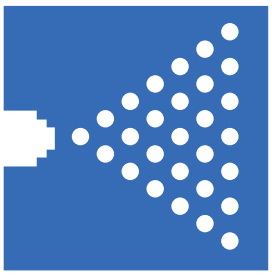
Custom colors also available



PERMACOAT™

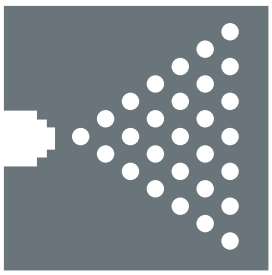
Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a *"no-mar"* polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.

PRE-TREATMENT



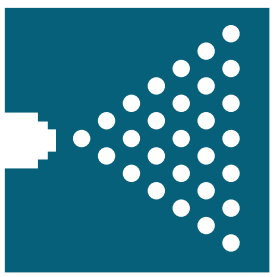
ALKALINE WASH
Cleans metal for proper adhesion of zinc phosphate

1



FIXIDINE RINSE
Rinses excess alkaline prior to zinc phosphate application

2



PHOSPHATE RINSE
Corrosion resistant layer that assists in bonding powder coating

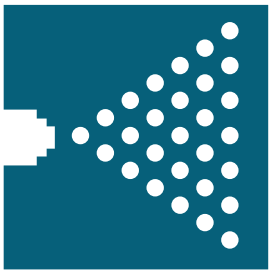
3



CLEAR WATER RINSE
A bit of clean H2O to prep for the next phase

4

DOUBLECOATING



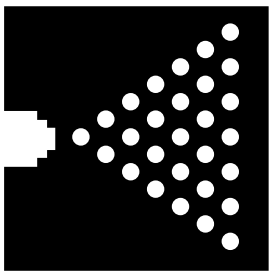
EPOXY POWDER COAT
Epoxy powder is electrostatically applied

8



EPOXY GEL OVEN
Powder is gelled & cured to finish coat

9



POLYESTER POWDER
TGIC powder is electro-statically applied

10



FINISH CURING OVEN
Seals finish for years of maintenance free use

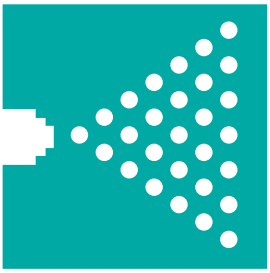
11





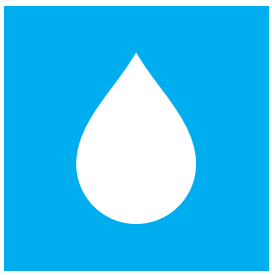






NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE
Final wash in H2O to remove any excess debris or particles

6



DRYING OVEN
Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE **7-STAGES** WILL HAVE **REMOVED EVERYTHING** FROM THE SURFACE OF THE STEEL THAT **MIGHT INHIBIT** THE FINISH FROM **PROPERLY ADHERING** DURING THE **NEXT 4-STAGES** OF THE COATING PROCESS.

CORROSION**TESTING**

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. ***The results speak for themselves.***



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat



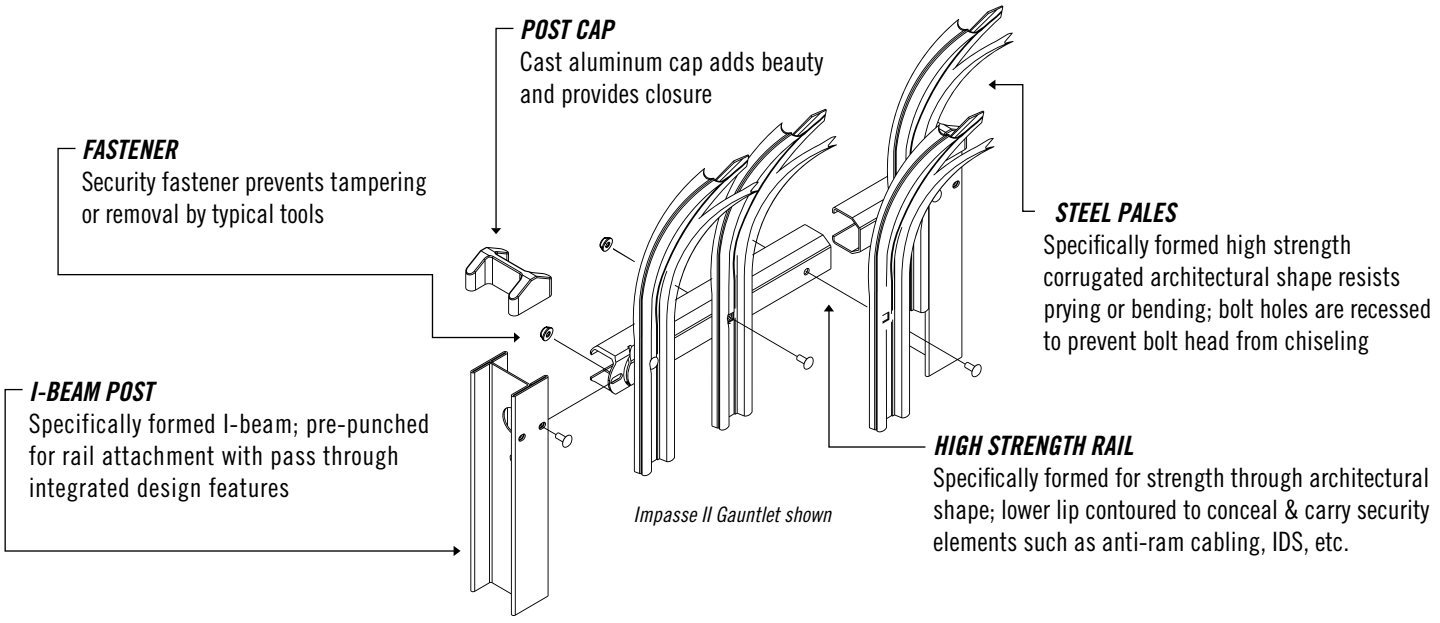
SINGLE COAT PROCESS
Zinc Phosphate + Polyester Powder Coat



PERMACOAT PROCESS
Zinc Phosphate + Epoxy Powder Coat + Polyester Powder Coat

IMPASSABLE **DESIGN**

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL.** Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY.**



Impasse II Gauntlet shown



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism

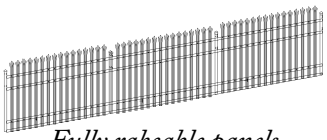
Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry

Ameristar is committed to providing products that meet the Buy American Act

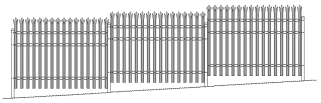
Ameristar products have the opportunity to earn LEED points

RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



Fully rakeable panels



Stair-stepping panels

DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



(inside of rail shown above / view from protected side)

When installing these security elements use Impasse II as a platform:

- ***Communication & Video Cables***
- ***Intrusion Detection / Fiber Optic Cables***
- ***Access Control Wiring***
- ***Conduits***
- ***Anti-Ram Cabling*** *(Stalwart IS)*

STALWART IS®

ANTI-RAM BARRIER + SECURITY FENCE



Stalwart IS unites the ***strongest security fence available*** with the ***most widely used anti-ram perimeter barrier.*** The appearance of Stalwart IS is a great ***visual deterrent*** that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.



M50 M40 M30

PU60 PU50 K12 K8 K4

Stalwart IS offers ***multiple anti-ram ratings.*** Each installation can be designed with the most appropriate standoff distance from the asset.

ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



Ameristar's ***Project Solution Specialists*** are ***experienced in every facet of perimeter security design.*** Our goal is to assist the architectural community in finding the ***best perimeter & entry solutions*** for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services ***our team offers to complete your project design.***

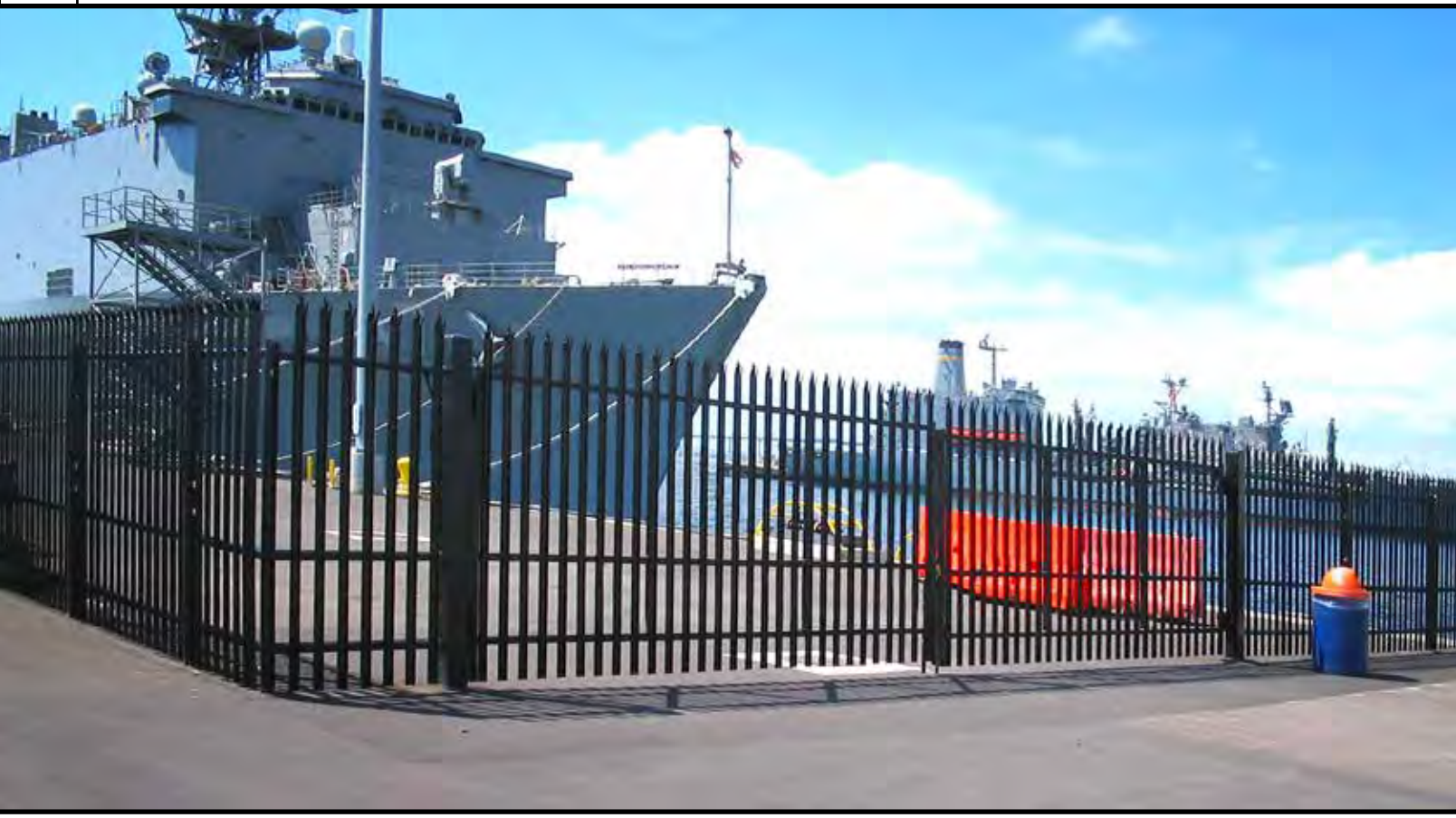
SLIDE GATES & SWING GATES





Egress* & *ingress requirements are unique to each application. ***Managing traffic flow* & *usage demands*** are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to ***balance function, security* & *beauty***.

Ameristar ***Transport***™ & ***Passport***™ sliding gates perfectly match the perimeter fence system to create a ***seamless* & *stunning design*** while exuding a ***commanding presence*** of security built to unite perimeter and entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered over ***30 years ago*** in response to the ***demand by consumers & specifiers for specialty fence products***. Ameristar offers an ***aesthetically pleasing product*** that is both ***high in quality & affordability.*** This has been achieved by maximizing ***high-volume productivity***, increasing product design strength, and promoting ***simplistic installation.***

PROVEN CAPABILITY

Ameristar's integrated ***in-house process & extensive raw material inventory*** results in much improved productivity and availability compared to the competition. By having a ***vast finished goods inventory***, Ameristar is capable of ***delivering finished products faster*** than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually ***raised the bar*** across the board in the ***manufacturing of high quality***, innovative fencing products. Our demonstrated commitment to ***upholding higher values*** translates into superior products that ***go far beyond*** merely meeting minimum industry standards.





Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



#9718 | REVISED 10/2021

Appendix B – Betafence Palisade

BETAFENCE
a PRÆSIDIAD brand



Palisade

ARCHITECTURAL SECURITY BARRIER

Product detail



- Flexible and fast installation
- Integration-ready raceways
- Covers a wide range of protection requirements
- 15 Year warranty
- Superior anti-corrosion coatings

BENEFITS

Deter and delay

The Palisade system presents an architecturally-pleasing security barrier designed to deter attacks and discourage scaling. The high-strength steel construction delays intrusion attempts by enough time for security response teams to deploy effectively.

Fast and flexible installation

Because of its unique rail support, Palisade is fast and easy to install, even on sloping surfaces. Depending on security requirements, rail and post spacing is fully customizable.

Seamless integration

This barrier solution can be integrated with Intrusion Detection and other electronic security components, protecting cabling through a raceway of steel rails within the framework of the Palisade Fence System.

Anti-ram barrier add on available

Anti-Ram Barriers can be integrated into Palisade or installed as a stand-alone solution providing formidable resistance to vehicular attack.

Security level



Applications



Functionalities



Complete Range



Pinnacle Round Top



Defender Splayed



Pinnacle Splayed

Panels

Panels feature strong and secure steel pales available in two designs depending on security and architectural requirements. Available in 8' and 10' heights.

Posts and rails

Panels are installed on rails in front of the posts, allowing for a finished and seamless appearance. This configuration allows for faster installation – and means that exact post spacings are not a requirement.

Gates

Choose from a wide range of gate styles including pedestrian and vehicular swing gates, as well as slide and cantilever gates.

Superior Coating

Palisade panels and gates are manufactured with galvanized tubular steel, then protected by Betafence's exclusive Super-Durable powder coating. This coating provides longer protection from U.V. rays and salt spray than either E-Coat or standard polyester coatings.

ARCHITECTURAL GRADE POWDER COATING
agpc

Surveillance friendly

Surveillance systems have unobstructed visibility of activity behind the fence.

Warranty

Palisade is backed by a 15-Year Manufacturer's Warranty, giving you the peace of mind that the world's leading producer of fencing stands behind this product.

PALISADE STANDARD CONFIGURATIONS

Panel Height	Pales	Air Spacing	Rails	Posts
8', 10'	15 ga.	3-1/4"	2" TS x 14 ga.	3" TS x 12 ga 4" TS x 11 ga.

Betafence
3309 SW Interstate 45, Ennis, TX 75119 USA
Tel: +1 972 878 7000 | +1 888 650 4766

Betafence is the world market leader in fencing solutions, access control and detection for perimeter protection. All Betafence companies and product names are trademarks owned by PRÆSIDIAD Group Limited. Modification in products and assortment are subject to change without prior notice.

Proud to be a PRÆSIDIAD brand, Betafence is part of a global network, working alongside Guardiar and Hesco as a leader in perimeter security systems and solutions. For more information please visit praesidiad.com.

211223

BETAFENCE
Securing What Matters
betafence.com/contact


BURNS
McDONNELL

Section 12

Annexation Map



NOTE: PARCEL BOUNDARIES SHOWN ARE DERIVED FROM KENALL COUNTY AND CITY OF YORKVILLE PUBLIC GIS DATA. FINAL BOUNDARIES WILL BE UPDATED AND REVISED ONCE PROPERTY SURVEYS ARE COMPLETE.

UNINCORPORATED KENDALL COUNTY

PROJECT CARDINAL ANNEXATION PARCELS

CITY OF YORKVILLE

COMMONWEALTH EDISON (COMED) PROPERTY

PROJECT CARDINAL

A-12

PIONEER DEVELOPMENT

ANNEXATION MAP

O2 Margulies Hoelzli Architecture BURNS McDONNELL

03/14/2025

PRELIMINARY - NOT FOR CONSTRUCTION

Section 13

Legal Description

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID

SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST

QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE

LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88

FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST

LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF

SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,
ALSO,
THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE

OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE

SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE
	PIN: 02-06-400-001	UNINCORPORATED

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH,

RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39

SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT

WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST

NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00

FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID

CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID

SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE

EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND

TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48

FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Section 14

Consents of Owners

March 11, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNERS:

GALENA & 47TH, LLC

By: _____
Name: Nicholas M. Ryan
Its: manager of MLI Hiller, LLC, its manager

AND

MPLIV10, LLC

By: _____
Name: Nicholas M. Ryan
Its: manager of MPLIV Yorkville, LLC, its manager

Address: 855 Mobile Ct. Naperville, IL 60540
Phone: (630) 420-4730

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of March, 2025.

_____ (SEAL)
NOTARY PUBLIC

ZYREN MAE POSADAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2027

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 170 acres Yorkville, IL
PINs: 02-05-300-003
02-04-300-032
02-05-400-021
02-04-300-024
02-09-100-031
02-09-100-030

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE

NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS 169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID

PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to:

SANJAY GUPTA
SAMEER GUPTA

OWNERS:

Sanjay Gupta

Sameer Gupta

Address: 3N982 Walt Whitman Rd St Charles IL 60175
Phone: 630-788-4201

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 35 acres at Baseline Road - Route 47 Yorkville, IL
PINs: 02-04-100-015
02-05-200-007
02-04-100-006 retired

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11

SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER:

DALE L. KONICEK, LLC

By: Dale L. Konicek LLC
Name: Dale L. Konicek
Its: Manager

Address: 6321 Walker Road, Yorkville, IL 60560
Phone: 630-560-3458

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson (SEAL)
NOTARY PUBLIC

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 10321 Galena Road Yorkville, IL 60560
PINs: 02-06-400-008
02-05-100-003
02-05-100-005
02-04-300-018
02-04-300-017
02-06-400-001

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH

EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY

LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE
WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:
THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53

FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR
TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:
PARCEL 1:
THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00
DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING

SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH

28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM

EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;
AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED

SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: Farmland - corner of Ashe/Eldamain Rd. & Galena Rd. Plano, IL 60545
PINs: 02-06-100-017
02-06-100-018
02-06-100-019
02-06-100-020
02-06-100-021
02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY,

BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, ALSO EXCEPTING,

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER:

THE KONICEK FAMILY LIMITED PARTNERSHIP

By: Michael Konicek
Name: Michael Konicek

Address: 11843 Galena Road, Plano, IL 60545
Phone: 630-816-6770

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson
NOTARY PUBLIC

(SEAL)

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

Section 15

Contiguous Owners

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

CORDERO REAL ESTATE LLC
1079 SARD AVE
MONTGOMERY IL 60538

OKEEFE FAMILY LTD PARTNERSHIP
1624 HOBBS DR STE 1
DELAVAN WI 53115

LUCILLE KANDLER
4553 C GARRITANO ST
YORKVILLE IL 60560

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
P O BOX 998
AURORA IL 60507

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

JOSE RAMOS GUILLERMINA MALDONADO
385 GRAPE VINE TRL
OSWEGO IL 60543

AVINASH B SHARON A FERNANDES
4561 GARRITANO ST
UNIT C
YORKVILLE IL 60560

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

LAWRENCE D JR DEBORAH H WICKTER REV TRUST
17M ASHE RD
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

ROSENWINKEL FAMILY TRUST ET AL 501
JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN IL 60556

BRADLEY MEGAN SUMMERS
4573 C GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

FAYE MAJOLA
4593 C GARRITANO CT
YORKVILLE IL 60560

KONICEK ANGELA M DEC OF TRUST KONICEK MICHAEL A DEC OF TRUST
11843 GALENA RD
PLANO IL 60545

TERI S DAVID THOMPSON
761 CYNTHIA DR
SANDWICH IL 60548

RYAN C EMILY M ANDERSON
2986 STIRLING CT
MONTGOMERY IL 60538

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

ROSENWINKEL FAMILY TRUST ET AL 501
JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN IL 60556

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

BRISTOL BAY CONDO ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

MARK S MICHELLE M BOSSONG TRUST
17L ASHE RD
SUGAR GROVE IL 60554

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

HERNANDEZ LOUIS BUCHNER AUDREY
4587 C GARRITANO ST
YORKVILLE IL 60560

GALENA 47 LLC
135 WATER ST 4TH FLOOR
NAPERVILLE IL 60540

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

TARA KING CANO
4593 B GARRITANO ST
YORKVILLE IL 60560

TORO MARILEX A CEJA VICTOR E TORO
10292 GALENA RD
BRISTOL IL 60512

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

ASHLEY M OLSEN
4567 GARRITANO ST UNIT C
YORKVILLE IL 60560

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

GALENA 47 LLC
175 SOUTH HIGHPOINT DRIVE
ROMEOVILLE IL 60446

PLANO 12127 B GALENA RD LLC ABIATHAR MGMT LLC
PLANO 12127 B GALENA RD LLC
1550 E BELTLINE AVE SE STE 150
GRAND RAPIDS MI 49506

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO, IL, 60545

LEGACY FARM ESTATES LLC
8 HATHAWAY CRESCENT
AURORA IL 60506

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

STOREHOUSE PROPERTIES LLC
238 BRIARHEATH LN
NAPERVILLE IL 60565

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

TEQUILLA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

MARQUETTE COMPANIES MPLIV10 LLC
135 WATER ST
NAPERVILLE IL 60540

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

CHICAGO WB INVESTORS LLC
c/o SAM ZABALA
315 FLATBUSH AVE 302
BROOKLYN NY 11217

JAMES S PAMELA A SECOR
10724 GALENA RD
BRISTOL IL 60512

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

CHARLES D III LAURA M KASPER
17 P ASHE RD
SUGAR GROVE IL 60554

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

LENNYS GAS N WASH YORKVILLE LLC
8200 W 185TH ST UNIT K
TINLEY PARK IL 60487

ZAVALA CELIA DEL SAGRARIO RENTERIA GALINDO FORTINO
980 ELDAMAIN RD
PLANO IL 60545

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

YORKVILLE NEXUS III LLC
ATTN MATTHEW B GILBERT
837 W JUNIOR TERR
CHICAGO IL 60613

BRISTOL BAY CONDOMINIUM ASSOC
BRISTOL BAY COMMUNITIES
4582 ROSENWINKEL ST
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

GILDARDO E RITA J RIOS
11018 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

STATE OF IL DEPT OF TRANS
700 E NORRIS DR
OTTAWA IL 61350

NICKOLOS R LINDA MARIA STEFFAN
4581 D GARRITANO ST
YORKVILLE IL 60560

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

PETER A CHERI L LO DESTRO TRUST
17A/17B ASHE RD
SUGAR GROVE IL 60554

%THOMAS POWELL SR CHICAGO TRUST COMPANY NA
12127 W EDGEWOOD DR
HOMER GLEN IL 60491

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

RICHARD A MARCIA I BRUMMEL
12340 FAXON RD
PLANO IL 60545

TRIPLE S LAND LLC
KENDALL COUNTY CONCRETE INC
695 ROUTE 34
AURORA IL 60504

ILLINOIS DEPT OF TRANSPORTATION
ATTN BUREAU OF LAND AQUISITION
201 CENTER CT
SCHAUMBURG IL 60196

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

JOHANA A BARRIOS
4561 D GARRITANO ST
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DAVID S LINDA K GLETTY
320 N OAK ST
WATERMAN IL 60556

JPSHANNON LLC
JOHN P BRYAN
PO BOX 998
AURORA IL 60507

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

JEFF MILROY MILROY FARMS LLC
287 WOODSTOCK AVE
GLEN ELLYN IL 60137

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

null

DARREN R SPACAL
4573 D GARRITANO ST
YORKVILLE IL 60560

DONALD CAROL FIVE H LLC HAMMAN
13351 B FAXON RD
PLANO IL 60545

KENNETH A HART
4547 GARRITANO ST UNIT C
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

STEPHANIE JOHNSON
4547 GARRITANO UNIT D
YORKVILLE IL 60560

GUS ALINA S ARGIRES
4587 D GARRITANO ST
YORKVILLE IL 60560

PHILLIP SCHINKOETH
4553 D GARRITANO ST
YORKVILLE IL 60560

HOWARTH ANGELA GRAY WHEELER JUSTIN EDWARD
4567 D GARRITANO ST
YORKVILLE IL 60560

URUETA MARIA MACDALENA ROSALES CAROLINA CITLALI
10346 GALENA RD
BRISTOL IL 60512

HAMSMITH HARRY KULAKOWSKI ANDREW KELLY
10326 GALENA RD
BRISTOL IL 60512

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

JENNIFER L RAKAS
10094 BASELINE RD
SUGAR GROVE IL 60554

JAMES M SEARS ET AL
27 N COOK ST
PLANO IL 60545

COUNTY OF KENDALL
CORNER OF BRIDGE GALENA RD
111 W FOX ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

RONALDO B COLOMA
12900 ALPINE WAY
PLAINFIELD IL 60585

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

PNC BANK NA CAPSTONE RESDEV LLC
ATTN 942000164
P O BOX 25999
SHAWNEE MISSION KS 66225

GREGORY PENSON
4581 B GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

MARY AUER
1327 W BEECHER RD
BRISTOL IL 60512

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

THOMAS H III EUGENIA H CROSS
11 PARTRIDGE SQUARE
OSWEGO IL 60543

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JERRY G MARILEE FOLTZ
1010 W BEECHER RD
BRISTOL IL 60512

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
PO BOX 998
AURORA IL 60507

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

Section 16

Public Hearing Sign Application

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUD PRELIMINARY PLAN

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY82801	TELEPHONE: ○ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC, & Dale L. Konicek LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

TYPE OF REQUEST:

- [■] PRELIMINARY PLAN
- [ ] AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 1037	CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd., Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (630) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc.
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE _____ DATE _____

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

{See Consents of Owners - Section 14}

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: Vacant Land Northwest of Route 47 and Galena Rd	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:

APPLICANT INFORMATION	
NAME: Matt McCarron	TELEPHONE: ○ HOME ◉ BUSINESS (847) 738-5005
ADDRESS: 30 N. Gould Street, #38989	E-MAIL: ○ HOME ○ BUSINESS matt@cirrusfarms.com
CITY, STATE, ZIP: Sheridan, WY 82801	FAX:

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

Section 17

Fee Schedule

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	■ $250.00 + $10 per acre for each acre over 5 acres		250 (no charge for per acre fee) Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		10,430 (no charge for application fee since a PUD) Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
1048 - 5 = 1043 x $10 = 10,430 + $200 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	■ $500.00		Total: $ 500
FINAL PLAT FEE	☐ $500.00		Total: $ March 21, 2025
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	25,000 Total: $
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	■ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ Sheridan, WY8280
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	■ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	$41,180

Section 18

Acknowledgement of Financial Responsibility

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Project Cardinal

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Matt McCarron
PRINT NAME

Signed by:
Matt McCarron
SIGNATURE* 76A0BEAF493F4BA...

Manager
TITLE

3/14/2025 | 12:32 PM PDT
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

April 4, 2025

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IDOT for access to Route 47
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits

- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
   a. Truck-turning exhibits for delivery and emergency vehicles
   b. Photometric plan
   c. Landscape plan
   d. Field tile survey
   e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. A phasing plan should be provided.

7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.

8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.

11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.

17. The developer should identify the proposed construction access points.

18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.

19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

21. The developer should explain the purpose of the future water storage tanks.

22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Preliminary Drainage Memo

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)



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NO.	DATE	REVISIONS

DATE: MARCH 2025
PROJECT NO.: YO2451
BY: PGW2
PATH: H:\GIS\PUBLIC\YORKVILLE\2024\
FILE: YO2451_Project_Cardinal_Floodplain.mxd

600 300 0 Feet

PROJECT CARDINAL FLOODPLAIN EXHIBIT

N

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

****END OF MEMORANDUM****

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 21, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 10th Plan Council Meeting

On April 10, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments and responses to acoustics-related questions:

1. *Will residents near the data center be exposed to health risks due to data center noise?* Studies have shown that noise-related stress can cause health risks, but the level of health risk is related to the amplitude of the noise. The city noise ordinance limits noise transmission to residential properties to 60 dBA during the daytime and 50 dBA at night, with these limits being 10 dB more stringent for tonal noise due to its potential for annoyance. These thresholds are consistent with American National Standards Institute (ANSI) standard S12.9 and World Health Organization (WHO) guidelines, which are 50-60 dBA daytime and 45-50 dBA nighttime. The WHO guidelines, in particular, are based on extensive research in noise-related impacts, including health impacts and sleep disturbance.

2. *There is a very nice equestrian center located West of the project site. How do horses respond to noise as compared to humans?* After researching horses' response to noise, we found that horses have a wider frequency range of hearing than humans and are likely to be startled by sudden noises due to their prey instinct. There is some evidence that, like humans, horses acclimate to steady or repetitive noises (such as aircraft flyovers or train passbys). Since noises associated with data centers are primarily continuous noises, rather than intermittent or sudden onset noises, we expect the horses will not be more sensitive than humans to this type of noise source. In addition, ANSI S12.9 recommends that noise transmissions to residential land uses be 5-15 dB quieter than riding stables, suggesting that humans are more sensitive to noise than horses.

3. *How will the officers determine if the noise is tonal?* The City of Yorkville uses Quest Technology Model 210 sound level meters, which do not have the capability needed to determine if a noise source is tonal. The officers would need new sound level meters with third-octave band measurement capability and training in analyzing measurements to determine if a sound is tonal.

4. *A note regarding equipment placement:* The best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.

5. *Regarding operational conditions:* As discussed in the plan council meeting, we recommend an update to item 30.ll.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance.

****END OF MEMORANDUM****

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: March 25, 2025
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
SW Corner of Baseline Road & IL 47 west to Eldamain Road
Proposed Data Center Campus and On-Site Substation Development

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I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD) and Preliminary PUD Plan for Project Cardinal received March 21, 2025 as submitted by Pioneer Development, LLC, Petitioner, as well as conceptual Preliminary PUD site plan dated 03/14/25, exterior building elevations dated03/14/25, and Landscape Plan dated 03/11/25, all prepared by Burns McDonnell, Margulies Hoelzli Architecture and O^2. A Traffic Methodology Memo, Preliminary Drainage Memo, and security fencing details dated March 14, 2025 prepared and/or submitted by Burns McDonnell, were also reviewed.

The petitioner, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. Each phase of development will include one data center building, with full campus buildout anticipated within 10 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners within 500 feet of the subject property prepared by the petitioner and submitted as part of the application and noted several parcels to the north (within Kane County) were not included.
    a. **Attached is a list of the fourteen (14) parcels and property owners that will need to be added to your application and included in you public hearing certified mailing**. It is the petitioner's responsibility to verify the accuracy of the parcels and mailing addresses provided.

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of seven (7) unincorporated parcels totaling 305-acrea and fourteen (14) currently incorporated parcels, totaling approximately 1,037 acres as broken down below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
TOTAL	**1037.41**		

3. **MISSING PARCELS** – It is noted there are two (2) residential parcels located on Baseline Road (#02-05-200-004 Maldonado and #02-05-200-001 Rakas). Is it the intention of the petitioner to purchase these parcels and incorporate in the overall data center campus plan? Does the petitioner plan to keep the cell tower located on parcel #02-05-200-004?
4. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
5. **EXISTING PUD DEVELOPMENTS** – There are two (2) existing Annexation Agreements/Planned Unit Developments within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement (**Expired 7/13/24**) Res. 2006-43 Prelim. Plan Approval (**Expired 7/13/07**)	Single Family	189
				Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement (**Expires 9/27/25**) Ord. 2006-132 Amend. Annex. & PUD Agreement Res. 2007-54 Prelim. Plan & Plat Approval (**Expired 10/23/08**)	SF Age-Restricted	568
				DU Age-Restricted	244
				Single Family	484
		TOTAL	**736 ac.**	**TOTAL**	**1638**

a. The underlying zoning of the Bailey Meadows development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

b. The underlying zoning of the Westhaven development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

c. Both of these developments account for approximately 70% of the overall subject area, resulting in a "loss" of approximately 1,638 future dwelling units. It should also be noted, the Westhaven development still has an active Annexation Agreement. The approval of any subsequent planned unit development (PUD) agreement will effectively repeal or override these previous entitlements.

GENERAL ZONING/REZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all twenty-one (21) parcels within the subject area to M-2 General Manufacturing District.

    a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning these seven (7) parcels to be annexed to the M-2 General Manufacturing District.

    b. The petitioner is also seeking to rezone the parcels within the Bailey Meadows and Westhaven developments from R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District.

7. **SURROUNDING LAND USE & ZONING -** The following are the current immediate surrounding zoning and land uses of the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County) Baseline Road (Rte. 30)	Farmland Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3) B-3 General Business District R-3 Multi-Family Attached Residence District N. Bridge Street (Rte. 47)	Farmland (Schramm) Farmland (Northgate Commercial) Bristol Bay Subdivision Transportation Land Use
South	A-1 Agricultural District (Kendall County) M-1 Manufacturing (Kendall County) R-2 Single-Family Traditional Residence District A-1 Agricultural District (Special Use) Galena Road	Farmland Vacant Farmland Residential/Outbuilding Land Use Farmland (Yorkville Renewables Solar) Transportation Land Use
West	A-1 Agricultural District (Kendall County) RPD-1 (Kendall County) Ashe Road	Farmland Residential/Equestrian Land Use Transportation Land Use

c. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process**.

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

d. While no specific land use for a **"utility switchyard"** is identified within the Unified Development Ordinance, per Section 10-3-12 (A)(5), if a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use.

e. Since a "utility switchyard" is generally defined as "a type of substation that operates at a single voltage level without transformers," **staff considers a "utility switchyard" to be substantially similar to an electric substation and, therefore, a permitted use within the M-2 General Manufacturing District**.

f. It is also noted on the singular parcel (02-06-400-001) located south of Galena Road totaling 17.75 acres is proposed for six (6) "Future Water Tanks".

i. Private above-ground water tank storage is not identified specifically as a permitted or special use in the M-2 General Manufacturing District. **Therefore, staff requests additional information regarding the intended use, operation, overall area, height, and proposed access to this site. Also, will this parcel be gated? This will allow staff determine if this use is substantially similar to other permitted or special uses for the district.**

PLANNED UNIT DEVELOMEMT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

g. The petitioner has identified three (3) modification standard the proposed PUD will meet per Section 10-8-8D.

i. Modification Standard #1 "Landscape Conservation and Visual Enhancement". The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

1. **Staff believes this modification standard does not apply, as the subject property currently lacks any existing landscaping or trees, and no natural features have been identified for preservation.**

ii. Modification Standard #6 "High Quality Building Materials." The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

1. **Staff is uncertain if this modification standard applies, however, the petitioner states " each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design...including advanced glazing, refined articulation, precast concrete walls, and metal elements."**

iii. Modification Standard #11 "Funding or Construction of Public Roadways". The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to make roadway improvements to at least the intersection of Baseline Road (Rte. 30) and Ashe Road.**

iv. Modification Standard #12 "Regional Utility Improvements". The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to install large diameter public utilities (water and sanitary) to the property**.

h. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

i. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

j. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE –** The petitioner proposes to develop the subject property in fourteen (14) phases over an estimated ten (10) year period, with each phase anticipated to include one (1) building. According to the Project Cardinal narrative, each building is expected to become operational within 24 months of its groundbreaking.

k. It is unclear if phasing will occur in numerical order of the depicted buildings on the Site Plan (e.g., Building #1 will be Phase 1, Building #2 will be Phase 2, etc.).

l. **Staff recommends the phasing plan be implemented to minimize impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures**.

m. **The petitioner must provide a detailed phasing schedule table as a separate document or be depicted on the Site Plan for specificity within the PUD agreement**.

12. **BUILDING SETBACKS/BUILDING SEPARATION –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN***
FRONT YARD (Bridge Street/IL Rte. 47)	25’	**25’**
SIDE YARD (North – Baseline Road/South- Galena Road)	Min. 10% of lot/Max. 20’	**20’**
REAR YARD (Ashe Road)	0’	**0’**

*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. For the purposes of the perimeter setbacks, the petitioner is requesting Bridge Street/IL Rte. 47 is the established front yard and Ashe Road is the established rear yard.

a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**

b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?

1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **Therefore, is the petitioner seeking a zero (0) foot building setback for all yards on the future plats, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots? If so, staff supports this request.**

c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure**.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**

13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

    n. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).

    o. The City is currently in the process of adopting specific development standards for data center campus developments.

    p. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**

14. **NUCLEAR ENERGY USES** – Staff will require that the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed buildings will not exceed 55' to top of structure and 78' to top of rooftop equipment.

    q. **Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.**

        i. **It is noted on the Site Plan and Enlarged Site Plan the petitioner has indicated a "2,000 ft. Residence District Building Height Restriction Zone".**

            1. One (1) Customer Substation, the entirety of Buildings 12, 13, 14, and portions of Buildings 9, 10, and 11 fall within this zone.

            2. **Residential land uses to the north of Baseline Road (Kane County) and to the west of Ashe Road (Kendall County) do not appear to be contemplated in the provided restriction zone.**

16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 41% (18,552,808 sq. ft.).

17. **VEHICULAR/PEDESTRIAN ACCESS** – It is noted that the site has access eight (8) points of access. Two (2) off of N. Bridge Street (IL Rte. 47), four (4) off of Galena Road, one (1) on Ashe

Road, and one (1) off Baseline Road (Rte. 30). These access points lead to internal private roadways which loop around the fourteen (14) proposed buildings and connect to the electric substations and utility switchyard.

ii. It is noted that three (3) access points – two (2) off of Galena and one (1) off of Baseline Road will be direct employee access the respective data center building portions of the campus. Additionally, remaining two (2) access points located on Galena Road are intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation and utility switchyard. These access points will also be locked and secured.

iii. The proposed primary access points to the data center will occur through the one (1) access point on Ashe Road and two (2) off of N. Bridge Street (Rte. 47). These points of access will be fenced and guarded stations requiring extensive security verification before entry.

iv. **Staff defers to City Engineer regarding site access and roadway alignments.**

r. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #3**).

i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council. **Staff supports the waiver.**

s. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #5**).

i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

1. **Ashe Road/Galena north to Baseline Road**

2. **Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)**

18. **PARKING** - According to the Site Plan submitted, there are 3,750 total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses as detailed below:

Location	***Sq. Ft.***	***Provided Parking Spaces***	***Parking Required 0.3 Per 1,000 Sq. Ft.***
Building 1	1,361,182	300	408.35
Building 2	1,361,182	300	408.35
Building 3	780,000	150	234.00
Building 4	780,000	150	234.00
Building 5	1,361,182	300	408.35
Building 6	1,361,182	300	408.35
Building 7	1,361,182	300	408.35
Building 8	1,361,182	300	408.35
Building 9	1,361,182	300	408.35
Building 10	1,361,182	300	408.35
Building 11	1,361,182	300	408.35
Building 12	780,000	150	234
Building 13	1,361,182	300	408.35
Building 14	1,361,182	300	408.35
TOTAL	**17,313,002**	**3750**	**5193.85**

t. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 1,878,142 sq. ft. requiring ~505 parking spaces per building, however, they contend the actual parking demand will be approximately 375 spaces per building (**Deviation #4**).

u. Staff has estimated the total required parking for the subject property is 5,194 spaces, including **114 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 104 electric vehicle charging stations**.

   i. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, **however, staff recommends a fee in lieu of the required electrical vehicle charging station infrastructure which will be used to install electric charging stations in the downtown or at other public facilities.**

v. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (**Deviation #6**).

   i. **No waiver required as it is a parking bonus mechanism, not a requirement**.

w. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the

instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #7**). **Staff supports the request.**

19. **TRAFFIC IMPACT –** The petitioner has provided a Traffic Methodology Memo prepared by Burn McDonnell providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 2,792 trips. **Staff defers to the City Engineer regarding Traffic Methodology Memo**.

    x. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

20. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

    y. Per staff's review, the following sections of the Landscape Plan would apply:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

            1. Petitioner has indicated base building foundation on Enlarged Site Plans.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

            1. Petitioner has indicated parking area perimeter landscape zone plantings on Enlarged Site Plans.

        iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

            1. Petitioner is seeking relief from this standard. Staff supports this request.

        iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not

expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. **Petitioner has indicated a 100' Transition Type D Zone Landscape Buffer on Enlarged Site Plans**.



2. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

21. **MECHANICAL SCREENING –** Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

    z. Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing matching the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units located within penthouses.

        i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**

        ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses, as the petitioner proposed, with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**

        iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

        iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening**.

22. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

    aa. Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have ten (10) foot tall powder coated black steel

security fence extend beyond the front plane of the primary building façade **(Deviation #10**).

i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**

ii. **The request for a ten-foot (10'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence is supported by staff.**

iii. **Staff understands that the fences will be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department).**

23. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, "Battery Uses" are permitted within the M-2 General Manufacturing District. "Battery Uses" are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

bb. The petitioner's plans do not indicate that battery uses, or storage, is proposed for the development. **Please verify if battery uses or storage is planned for the proposed data center campus**.

cc. If so, staff will require the following:

i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (*See comment #30 Recommended Operational Conditions*)

iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

24. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

dd. The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls

with metal downspout accents. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance**.

ee. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement** (**Deviation #11**).

i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.**

ii. **Staff further recommends buildings visible from Route 47 have the highest aesthetic standards that can be economically achieve. It is important that these structures which will be located at the entrance into the City will make a statement. Should a central roadway (E. Beecher) go through the site intersecting at Baseline Road, the building facades facing this roadway should be a better than average standard (but maybe slightly less than the Route 47 facades).**

iii. **As part of the revised submittal, the petitioner shall provide a comprehensive architectural rendering of the data center buildings, along with viewpoint renderings from each adjacent public roadway. These renderings must include proposed landscaping to accurately depict the visual impact of the development and demonstrate how the revised elevations contribute to a more context-sensitive and visually appealing design.**

25. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

ff. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

26. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

gg. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but defers to the City Engineer regarding the extension of E. Beecher Road northward toward Baseline Road.**

27. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations.

hh. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

ii. **Are monument signs or wayfinding signage proposed within the data center campus?**

i. **See comments under #20 Comprehensive Plan and #32 Development Offsets entryway and placemaking elements.**

28. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Bridge Street, Ashe Road or Baseline Road with internal building numbering/identification?**

29. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

jj. **How tall do you anticipate the light standards will be for the data center campus?**

i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

kk. **Are lights proposed for the future water tank parcel?**

30. **RECOMMENDED OPERATIONAL CONDITIONS –** The following is a list of operational conditions recommended by staff to be included in the Planned Unit Development for all future data center campus developments, aimed at addressing resident concerns and maintaining quality of life:

ll. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.**

iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

mm. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

nn. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**

ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**

iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**

iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

oo. **Building Code Standards** – The following building code standards shall apply:

i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

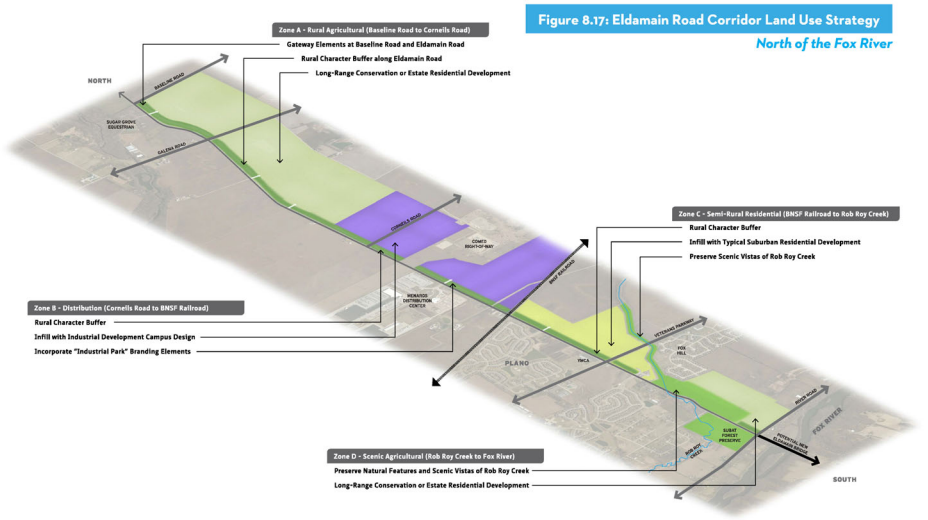
ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

31. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as "Estate/Conservation Residential (ECR)" and "Parks and Open Space (OS)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. The "Parks and Open Space (OS)" designation is intended for recreational lands and the preservation of open space areas utilized for public or private lands.

pp. **The current future land use designations reflect the current underlying approved zoning and plans for the Bailey Meadows and Westhaven PUDs. The Comprehensive Plan also anticipated the west side of N. Bridge Street (IL Rt. 47) in this area for open space parkland or "green infrastructure".**

qq. **Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road ("Ashe Road" when north of Galena Road) has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would like to note the following recommendations from the Comprehensive Plan related to the subject property:**

i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character.



ii. **In Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Corneils Road) each indicate an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City**.

ZONE A - RURAL AGRICULTURAL (BASELINE ROAD TO CORNEILS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.



Figure 8.20: Zone A Future Land Use Concept

ZONE A - NORTH GATEWAY (BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 47.
- Enhance roadway with rural character elements and landscaping.

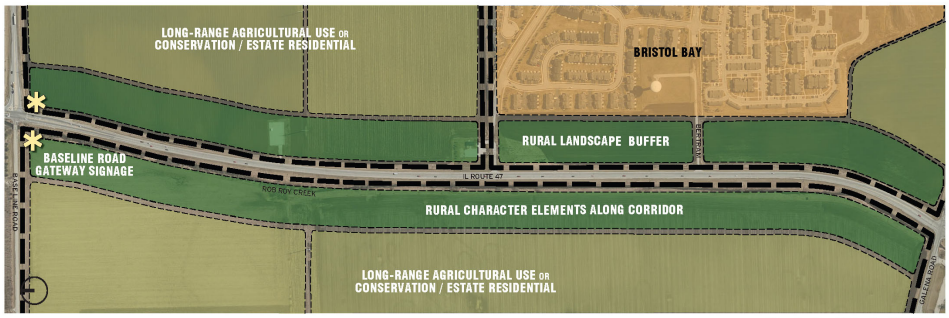


Figure 8.5: Zone A Future Land Use Concept

32. **DEVELOPMENT OFFSETS -** As part of the City's efforts to balance the scale and impact of the proposed 1,034-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park to compensate for the loss of land and land-cash contributions, and community investment within the downtown as described below:

rr. **Entryway/Gateway Signs**

i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of three (3) gateway signs and/or entryway features as identified in the Comprehensive Plan**.

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

ss. **Parks & Recreation**

i. It is estimated that the conversion of the 1,034-acre subject property to a data center campus, which was previously planned for dense single-family and townhome residential development with nearly 2,100 dwelling units, is equivalent to a loss of $3.2 million in park land-cash contributions.

ii. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

tt. **Utility Infrastructure**

i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements**.

uu. **Utility & Property Taxes**

i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates**.

vv. **Community Investment**

i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #32. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.**

PINS	Property Owner	Mailing Address
14-31-200-002	GRUBE, ROBERT P 2011 TRUST ET AL CAPS	801 WARRENVILLE RD STE 150 LISLE, IL, 60532-4328
14-31-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-31-400-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-007	FOTOPOULOS, ELIZABETH & NINA A	43W904 BASELINE RD SUGAR GROVE, IL, 60554-9649
14-32-300-006	JERICHO CEMETERY ASSOCIATION % RALPH HARKISON	PO BOX 3 BIG ROCK, IL, 60511
14-32-300-008	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-300-009	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-001	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-002	GRACE LAND LLC	9 BEL AIRE CT BURR RIDGE, IL, 60527-8382
14-33-301-001	JENNINGS, SUZANN M TRUST JAMES A SHERMAN	602B W 5TH AVE NAPERVILLE, IL, 60563-2902
14-33-377-018	HOMESTEAD LAND COMPANY LLC	1107 S BRIDGE ST STE D YORKVILLE, IL, 60560-1747
14-33-400-028	ORMISTON, MAURICE E DCLRN TR # 101 & ET AL	11718 NEWARK RD NEWARK, IL, 60541-9236
14-33-400-029	SUGAR GROVE FAMILY FUN CENTER LLC EDWARD PAROLEK	1099 DEERPATH RD AURORA, IL, 60506

ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

April 4, 2025

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IDOT for access to Route 47
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits

- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
   a. Truck-turning exhibits for delivery and emergency vehicles
   b. Photometric plan
   c. Landscape plan
   d. Field tile survey
   e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. A phasing plan should be provided.

7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.

8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.

11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.

17. The developer should identify the proposed construction access points.

18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.

19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

21. The developer should explain the purpose of the future water storage tanks.

22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Preliminary Drainage Memo

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)

Memorandum

To: Krysti Noble, Community Development Director
From: Eric Dhuse, Director of Public Works
CC:
Date: April 1, 2025
Subject: Project Cardinal PUD Application Review

I have reviewed the Project Cardinal application package dated 3/14/25 and have the following comments:

Concept Site Plan

- The plan shows full access from Route 47 at 2 separate locations, have you talked to IDOT regarding these access points? If so, where are you at in the process?
- Both the Rt. 47 access points will necessitate a crossing of the Rob Roy drainage ditch, have you had any contact with the drainage district? If so, where are you at in the process?
- There are multiple access points shown on Galena Rd., which is a county highway, have you spoken with Kendall County regarding the proposed locations? If so, where are you at in the process?
- Are the proposed water tanks shown south of Galena Rd. private or public?
- Can you show what the drainage channel will look like, and how it will function without causing erosion?
- Do you plan on turf grass for all the areas without buildings?
- What are your plans for the cell tower that is currently on site?
- There are no sidewalks shown adjacent to any roadway. Please work with all agencies to provide sidewalk/path as required.
- The City requires parkway trees. Please refer to our landscape ordinance for guidance on placement and tree species.
- Early in the process, we will need a completed traffic study to make sure that all the roadways are built to the correct standards, signalized if necessary, and the appropriate

turn lanes installed if needed. Before any traffic studies are completed, the petitioner will need an answer from IDOT regarding the proposed full access entrances. Otherwise, the petitioner would have to perform two separate studies. Study 1 would show the accesses as proposed and study 2 would show no access on Rt. 47.

- The Rob Roy Drainage District is responsible for the care of the drainage ditch that is located on the east side of your property. You will need to work with them on any plantings or landscaping that is within 60' of each side of the centerline of the ditch.

- Baseline Rd. and Ashe Rd. will have to be brought up to the current city standard for data centers This will include any improvements that are recommended by a full traffic study. This will be at the sole cost of the developer.

- The construction of data centers accounts for far more traffic than the operation of data centers, please provide a detailed traffic plan for construction access for each phase of construction.

- Major reconstruction is planned for Rt. 47 in the next few years. As of now it is planned for Galena Rd. to be closed for a very long period to construct a new bridge over the Rob Roy drainage ditch Once that is completed, they plan on opening Galena and closing Baseline to build another bridge. You will need to account for this in your construction traffic plan.

Required Deviations Section

- In your list of required deviations, you ask for relief from public streets due to the unique and secure nature of a data center campus. This appears more like 3 individual developments segmented by the Com Ed owned right of way. Each cluster of building has their own fence and substation/switchgear, their own entrance, and stormwater basins. Therefore, public streets could be added without any danger to the campus since they are already divided. A connection from East Beecher to Mighell Rd. would be a logical point to look at for a public street.

- Can you provide a more detailed landscape plan with example drawings of each area?

- There is a very large landscape surfacing that was left as TBD, this needs to be determined before anything can be approved.

- Bicycle parking is very feasible, you are required to place sidewalk or trail surrounding your property and there will be a trail on the east side of Rt. 47 that runs from the south side of the city that provides the necessary access to your site.

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: March 25, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: List Project Name: Project Cardinal - Pioneer
List Applicant Name: Matt McCarron (Pioneer Development)
List Project Manager:
List Project Number: PZC 2025-07

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: __X__ Yes ____ No
**Signage must meet MUTCD Standards
**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? __X__ Yes ____ No
Comment #1: **Proper construction routes should be identified. Secondary roadways unless properly constructed should not be used. Proper signage is being requested.**
Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**
Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

****All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels****

Roadway

Do you have intersection Concerns? __X__ Yes ____ No

Comments: **We do have intersection concerns with the private driveways coming out onto Route 47 and Galena Roadway. Both roadways are well traveled with higher speed limits.**

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No

Total Entrance/Exits for development? **4 – Galena Road**
2 – Route 47

Are vehicle entrance/exits safe? ____ Yes ____ No

Are warning signs for cross traffic requested? ____ Yes ____ No

Comments: **Direct entrances/exits to Galena Road and Route 47 should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? __X__ Yes ____ No

If yes, will police & Fire and Access? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Security

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Will security cameras be in use? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns **X** Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

Bristol Kendall Fire Department
Fire Prevention Bureau
103 East Beaver Street
Yorkville, IL 60560-1704
Tel: 630 553-6186
Fax: 630 553-1482

03/26/25

Krysti,

This is from the 2024 IFC,

403.10.6 - Lithium and Lithium metal Batteries- An approved fire safety and evacuation plan in accordance with section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.

320.4.3.3 Fire Detection – A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant-energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

If you have any questions or need further assistance, feel free to contact me.

Respectfully,

Michael Torrence
Battalion/Fire Marshal
Bristol Kendall Fire Protection District
630-768-3200
MT/1

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

****END OF MEMORANDUM****

Monica Cisija

Subject: FW: Written Comment for May 6th 2025 meeting

-----Original Message-----
From: Elizabeth Fotopoulos <[redacted]>
Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
“Economic development committee: project cardinal data center”

My questions for the committee are
1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?
-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I’m speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.
5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?
6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
7) how does the developer plan to mediate the cooling issue of this data center so that it doesn’t impact local residence?

Thank you,
Elizabeth

Sent from my iPhone

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #7

Tracking Number

EDC 2025-42

Agenda Item Summary Memo

Title: Data Center Development Standards (Text Amendment)

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Proposed a text amendment to establish specific regulations for data center developments.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Lynn Dubajic, Economic Development Consultant
Date: May 20, 2025
Subject: **PZC 2025-05** Data Center Development Standards – Text Amendment

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UPDATE

At the May 6, 2025, Economic Development Committee meeting, the data center development standards - text amendment was not discussed due to a lack of quorum. Upon recommendation by the City Council, the item was authorized to proceed to the Planning and Zoning Commission as originally scheduled. At the May 14, 2025, Planning and Zoning Commission meeting, a public hearing was held for the item. As a result, there were no public comments and no further questions from the Planning and Zoning Commission. The Commission unanimously recommended approval to amend the data center development standards.

Since the item has not been discussed at an Economic Development Committee meeting, this item is being brought back to the June 3, 2025, Economic Development Committee to ensure the Committee can provide any suggestions prior to City Council consideration.

PLANNING & ZONING ACTION

The Planning and Zoning Commission held a public hearing for the proposed data center development standards – text amendment on May 14, 2025. The commission made the following action on the motion for the request below:

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-4-10, Energy Industrial Use Standards, of the Unified Development Ordinance to establish development regulations for data center facilities, as presented in a staff memorandum dated May 7, 2025.

Action Item:

Linnane – aye; Green – aye; Williams – aye; Crouch – aye; Vinyard – aye; Forristall – aye.

6 ayes; 0 nays

Attachments

1. PZC Staff Memo dated May 7, 2025
2. Proposed Amendments to Section 10-4-10 Energy Industrial Use Standards
3. Public Hearing Notice Affidavit

Memorandum

To: Planning and Zoning Commission
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Lynn Dubajic, Economic Development Consultant
Date: May 7, 2025
Subject: **PZC 2025-05** Data Center Development Standards – Text Amendment

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Summary

A request to amend Section 10-4-10. Energy Industrial Use Standards in the Unified Development Ordinance regarding data center facilities. The proposed amendments would introduce development regulations petitioners would be required to follow.

Need for Data Center Development Standards:

Over the past year, the City has been approached by multiple data center developers and speculative petitioners, highlighting the increasing interest in this sector. Additionally, there has been a rise in speculative zoning applications for data centers without a confirmed end user. Currently, there are ~3,000 acres of land in pivotal locations near the ComEd transmission station off of Eldamain Road that could support data center development. However, the City does not have specific regulations regarding intensive "Energy Industrial Uses" such as data center developments. To ensure responsible growth and maintain high development standards, it is crucial for the City to establish clear data center regulations that developers must follow.

Research on Municipalities/Counties with Data Center Specified Regulations:

As data center development continues to grow exponentially, many zoning ordinances across the United States do not yet explicitly address development standards for these uses. However, some municipalities are proactively updating their zoning regulations to accommodate the increasing demand.

Loudoun County, Virginia—known as "Data Center Alley"—has the highest concentration of data centers in the world, with approximately 200 existing facilities and 117 more in development. To manage this rapid growth, on February 6, 2024, the Loudoun County Board of Supervisors directed staff to initiate a Comprehensive Plan Amendment (CPAM) and a Zoning Ordinance Amendment (ZOAM) to update policies and standards for data centers and electrical substations.

The table below outlines various data center development standards implemented in Loudoun County. While Yorkville is not looking to adopt Loudoun County's standards exactly, it aims to implement similar best practices tailored to the City's specific needs. Notably, Loudoun County's regulations do not include specific setbacks for commercial, public institutional, or school uses, which Yorkville intends to incorporate into its approach.

Type of Standard	Standard for Loudoun County, Virginia
Landscape	The plant unit composition requirements apply exclusively to **buffer** or **road corridor buffer** areas. The specifications are as follows: • **Large Deciduous Trees**: Up to 30% of the required plant units. • **Small Deciduous Trees**: Up to 30% of the

	required plant units. • **Evergreen Trees**: A minimum of 40% and a maximum of 70% of the required plant units, with trees being at least 8 feet tall when planted. • **Shrubs, Ornamental Grasses, and Perennials**: Up to 20% of the required plant units.
Minimum Building/Structure Setback	200 feet from the shared property line of a residential area only.
Building separation from data center structure to residential	No regulation in place.
Maximum Building Height	The maximum building height for data centers is determined by the zoning district. The following are the zoning districts data centers are permitted in and their maximum building height: 1. **Industrial Park (IP)**: 100 feet 2. **General Industry (GI)**: 100 feet 3. **Mineral Resource – Heavy Industry (MR-HI)**: 45 feet
Noise study	A noise study is required.
Generator Noise Testing Hours	When adjacent to residential areas: 1. May 1st – September 30th 5pm-7pm 2. October 1st – April 30th 11am-5pm
Light and Glare	Data centers must include a photometric plan that shows all exterior lighting, including all security lighting. **Maximum Illumination**: lighting must not cause illumination in excess of 0.25 foot-candles above background light levels measured at the lot line of any adjacent lot or road right-of-way
Nuclear Energy	Possibly considering due to the high demand of data centers in Virginia.
Specific Buffer and Berm Requirements	Buffer Type C is required with the specified plantings and located on an earthen berm that has a minimum height of 6 feet and a grade lower than 2:1. **Buffer Type C:** Opaque, intended to provide the greatest degree of screening feasible and minimize visual contact between uses, creating a strong impression of total separation.

Prince William County, Virginia, is also a rapidly growing hub for data centers. As of February 2024, the county had at least 44 data center buildings totaling 8.3 million square feet. To encourage development in areas with existing infrastructure capable of supporting data centers, the county established the Data Center Opportunity Zone Overlay District.

In Prince William County, data centers are permitted by right within the overlay district, as well as in various office, industrial, and manufacturing zoning districts. The table below outlines the standards established for the Data Center Opportunity Zone Overlay District:

Type of Standard	Standard for Prince William County, Virginia
Screening of Mechanical Equipment	Mechanical equipment must be screened from major roads and residential properties using a building, existing vegetation, or a visually solid fence, wall, or panel.
Buffer Yard Requirement	A buffer yard is required between data centers and adjacent residential properties. A six-foot earthen berm with Type C plantings must be installed unless existing topography, vegetation, or a six-foot solid fence provides equivalent screening. **Type C**: Designed to provide maximum screening, minimizing visual exposure between uses and creating a clear sense of separation.
Fencing	Chain-link and barbed wire fencing are prohibited along public and private streets. Permitted fencing includes Stalwart IS Anti-Ram Barrier & Impasse II, a high-security steel system with an integrated crash-rated barrier.
Floor Area Ratio (FAR) Increase	Data centers within the Data Center Opportunity Zone Overlay District may have a FAR up to 1.0, provided all other development standards are met.
Substations	Must be screened from major roads and residential areas with 10-foot opaque fencing.
Building Facades Near Historic District	Buildings visible from the Manassas Battlefield Park must have non-reflective, dark green or brown facades to blend into the tree line.

Chandler, Arizona has seen significant data center development, with notable facilities including H5 Data Centers' Phoenix Data Center and Digital Realty's Chandler Data Center. In December 2022, the City of Chandler modified its zoning code to define the location and operation of data centers. The zoning code took effect in January 2023. The table below outlines the standards established in Chandler's Zoning Code to address data centers:

Type of Standard	Standard for Chandler, Arizona
Restriction on Data Center Operations	Data Centers are not permitted to operate unless explicitly approved as part of a Planned Area Development zoning district. Data centers that are ancillary to another primary use are permitted if: 1. They occupy no more than 10% of the building footprint 2. They serve the enterprise function of the on-site property owner and are not used to lease data storage or processing services to third parties 3. They are not housed in a separate, stand-alone structure on the parcel
Notification to Residents	The data center operator or property owner must notify all residents and homeowners' associations within a 0.5-mile radius of the property about their intent to build and operate a data center. This notice must be mailed to all postal addresses and homeowners' association addresses within the specified radius from the property line of the proposed data center site.
Neighborhood Meetings	Data center operator must schedule and attend 2 neighborhood meetings with residents to describe the project and the proposed sound-mitigation aspects of the project design. Notice of the neighborhood meetings must be mailed to all residents and homeowner associations within a 0.5-mile radius of the parcel. A representative of the developer or owner with decision-making authority on the design of the data center must attend the neighborhood meetings. Data center operator or property owner must also post a sign on the subject property, at least 15 days before each neighborhood meeting. The sign must be located along an arterial street or other high-visibility location The sign must include the following: 1. The applicant’s name and contact information 2. Brief description of the data center project 3. Date, time, and location of the neighborhood meeting

Neighborhood Liaison Requirement	After issuance of a certificate of occupancy and commencement of the operation of the data center, the operator of a data center must provide an on-site neighborhood liaison between the hours of 8am and 10pm MST each day to respond to complaints about noise emanating from the data center.
Pre-Development Sound Study Requirement	Before the first neighborhood meeting, the property owner proposing a data center must conduct a sound study by a third-party acoustic engineer to document baseline noise levels, including measurements at the property line of the nearest residentially zoned or noise-sensitive property. The property owner must provide a copy of the results of the study to the City of Chandler before the 1st neighborhood meeting.
Post-Construction Noise Monitoring Requirements	After receiving either a certificate of occupancy or a certificate of completion, the data center operator must conduct a noise study by a third-party acoustical engineer to document noise levels at the property line of the nearest residentially zoned or planned property during peak operation of the data center's mechanical equipment. Data center operator must conduct an additional noise study annually during peak operation of the data center mechanical equipment for 5 years after completion of the initial post-construction noise study. Data center operator must provide the results of the noise study to the City of Chandler within 30 days of the anniversary date on which the certificate of occupancy or certificate of completion was issued by the City.
Backup Power Generator Notification Requirements	If data center operator intends to use backup power generator, the operator must maintain a public website announcing the times when the generators will be in operation. Any routine operation of the backup generators, including for testing purposes, must be announced on the website 24 hours in advance. The operator must also notify the City of Chandler Communications and Public Affairs Department at least 24 hours in advance. Backup generators may operate between the hours of

	9am and 5pm, Monday – Friday, excluding holidays. Data center operator must provide the address of the website where the notices required.

Approved & Proposed Data Centers

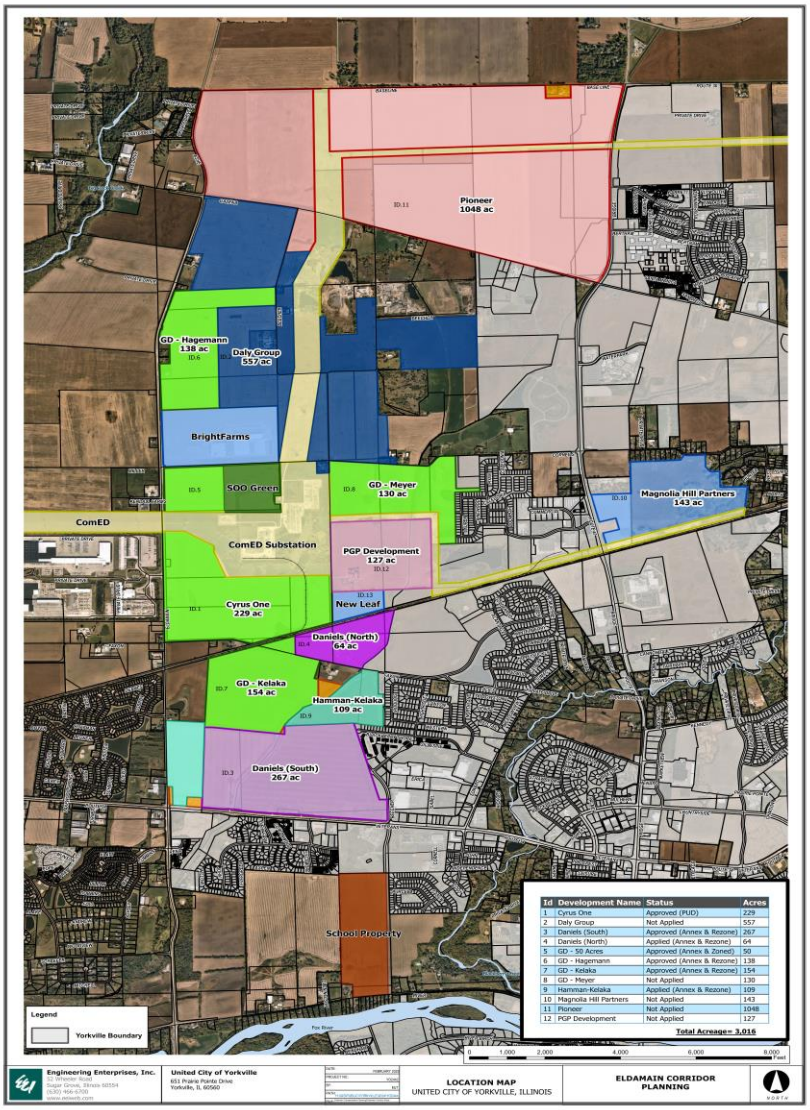
Since Yorkville identified data centers as permitted land uses in the M-2 General Manufacturing District in the Zoning Ordinance in 2023 and established a placeholder in the recently adopted Unified Development Ordinance for future development standards under Energy Industrial Uses, the City has experienced a growing interest in data center development. With the approval of Yorkville's first data center project, Cyrus One in 2024, there has been a significant increase in speculative entitlement requests, including annexations and rezonings, for potential data center developments. This trend highlights the need for clearly defined standards to guide future projects and ensure alignment with the City's long-term planning goals.

The table and map below highlight twelve (12) data center projects that have been approved, are currently under review, or involve site inquiries with stated intentions to apply within the City of Yorkville:

Development Name	**Acres**	**Zoning**	**Application Status**	**Approval Status**	**Nearest Distance to Residential Property Line**	**Residential Subdivision**
Cyrus One	229 acres	M-2 Limited Manufacturing District	Applied	Approved (PUD) (2024)	~2,230 feet	Whispering Meadows
Prologis (Project Steel)	557 acres	Unincorporated	Applied	Pending (Annex, Rezone, & PUD)	~3,500 feet	Caledonia
Daniels (South)	267 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2025)	~130 feet	Fox Hill
Daniels (North)	64 acres	A-1 Agricultural District	Applied	Pending (Annex & Rezone)	~98 feet	Whispering Meadows
Green Door – 50 acres	50 acres	M-2 Limited Manufacturing District	N/A	Approved	~4,300 feet	Caledonia
Green Door - Hagemann	138 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2024)	~7,300 feet	Caledonia
Green Door – Kelaka	154 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2024)	~1,500 feet	Kylyn's Ridge
Green Door – Meyer	130 acres	R-4 General Multi-Family Residence District (Westbury South Village)	Not Applied	N/A	~0 feet*	Caledonia

Hamman-Kelaka	109 acres	B-3 General Business District/Unincorporated	Applied	Approved (Annex & Rezone) (2025)	~0 feet*	Kylyn's Ridge
Magnolia Hill Partners	143 acres	Unincorporated	Not Applied	N/A	~2,600 feet	Autumn Creek
Pioneer (Project Cardinal)	1,048 acres	Planned Unit Development (PUD) (Westhaven & Bailey Meadows)	Applied	Pending (Annex, Rezone, & PUD)	~460 feet	Bristol Bay
PGP Development	127 acres	Unincorporated	Not Applied	N/A	~650 feet	Caledonia

*Immediately adjacent to residential property line



The table below outlines the approved Planned Unit Development (PUD) and data center projects, including those submitted without a land plan, and highlights the regulations each petitioner has agreed to follow per the applicable Planned Unit Development Agreement/Annexation Agreement.

Development Name	***Regulations Agreed to be Followed***
Cyrus One	1. Building Setbacks: • Front Yard (Eldamain Road): 150-foot setback from the road's right-of-way • Rear Yard (Beecher Road): 60-foot setback from the road's right of way • Side Yard (north and south property lines): 50-foot setback 2. Parking: • .2 parking spaces per 1,000 square feet net floor area • Required to construct a minimum of 400 total spaces, including 10 electric vehicle (EV) charging spots. 3. Access to Subject Property: • 1 access point off Eldamain Road and 1 access off Faxon Road 4. Off-Street Loading: • No more than 1 loading space shall be required per building 5. Landscaping: • The developer must install landscaping along Eldamain, Faxon, and Beecher roadways that meets Transition Zone Type D Standards, while other internal landscaping requirements under UDO Section 10-5-3 are waived 6. Mechanical Screening and Fencing: • Must comply with the City's Noise Ordinance (Title 4, Chapter 4. Noise Ordinance) 7. Appearance Standards: • Must submit updated building elevations with a final plat application or building permit request. 8. Lots; Street Design • Exempt from Section 10-7-2 and 10-7-3 in the UDO 9. Signage: • Must follow Section 10-6 (Sign Standards) in the UDO 10. Lighting: • Must submit photometric plan along with manufacturer's cut sheet of proposed lighting standards installed in parking area
Daniels (South)	There are no zoning and land development regulations to follow due to the absence of a formal land plan.

Green Door - Hagemann	There are no zoning and land development regulations to follow due to the absence of a formal land plan.
Green Door – Kelaka	There are no zoning and land development regulations to follow due to the absence of a formal land plan.
Hamman-Kelaka	1. Building Restriction: • No buildings shall be erected on the property identified by Parcel Index Number 02-19-200-008. Surface parking, roads and stormwater management facilities shall be permitted on this parcel. 2. Data Center Building to Residential Structure: • No buildings shall be erected closer than 400 feet to nearest existing residential structure. 3. Landscape Buffer and Berm Requirement: • 100-foot landscaped buffer with an 8 foot tall berm shall be installed between the proposed data center and the Kylyn's Ridge subdivision immediately adjacent and to the east of the Subject Property, and the homes located on Blackberry Shore Lane immediately adjacent and to the south of the Subject Property. This buffer shall include elements such as vegetation, solid fencing, green walls, stormwater management area, living groundcover, and turf to ensure effective visual screening and physical separation between land uses. 4. Building Height: • Any buildings located within 1,500 feet of a residential subdivision shall be no more than seventy (70) feet tall, including all rooftop equipment. 5. Equal Distance Restrictions for Adjacent Residential Areas: • Any distance restrictions on development at the Subject Property that provide a benefit for the Kylyn's Ridge subdivision, including landscaped buffers, shall also be applied for the benefit of the homes along Blackberry Shore Lane immediately adjacent and to the south of the Subject Property.

Proposed Text Amendments:

As municipalities like Loudoun County, Prince William County, and the City of Chandler experience rapid data center growth, they have implemented zoning standards tailored to these developments. Similarly, the City of Yorkville is working to adopt specific data center regulations. Since identifying data centers as a permitted use in the M-2 General Manufacturing District in 2023, the City has approved its first Planned Unit Development for the Cyrus One data center. Additionally, there has been a rise in speculative entitlement requests, including annexations and rezonings, for potential data center projects. However, the City's M-2 General Manufacturing District does not currently include specific development standards for data centers. To ensure responsible growth and maintain high development standards, it is crucial for the City to establish clear data center regulations that developers must follow. The table below compares the standards the City is considering implementing with the current M-2 General Manufacturing District standards and the City's existing code:

Standard	M-2 General Manufacturing District/ City Code	Proposed Standards
Landscape Buffer – when adjacent to non-manufacturing zoned land use	Section 10-5-3 in the Unified Development Ordinance establishes landscape standards for new developments. The following landscape requirements would apply to data center developments: building foundation landscaping, parking area perimeter landscaping, parking area interior landscaping, and transition zone landscaping. Table 10-5-3(F)(2) Application of Transition Zone Types states Industrial land uses are required to utilize Transition Zone "D" landscape buffer when adjacent to the following land uses: single-family residential, all other residential, public/institutional, retail, service/medica/office, lodging, eating/drinking, entertainment, vehicle related, and industrial/transportation. The UDO states Type D has a Minimum Zone Width of 20 feet and the Minimum Fence/Wall height is 6 feet, which may also be satisfied with a solid evergreen hedge. The Minimum Number of Landscape Elements per 100 Linear Feet are as followed: 1. Understory Tree: 5 2. Canopy/Evergreen Tree: 5 3. Shrubs/Native Grasses: 35	In addition to Section 10-5-3 the following requirements will apply: Minimum of 100-foot landscape buffer when adjacent to any non-manufacturing zoned land use (i.e. residential, commercial, public institutional, school, etc.) 1. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F of the Unified Development Ordinance 2. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements. 3. Required 8-foot-tall berms when adjacent to residential subdivisions ***<u>Discussion:</u>*** ***1. Is the City open to granting relief from the landscape standards or will applications be reviewed on a case-by-case basis?***
Landscape Buffer – Road	Please refer to the Landscape Regulations above	Minimum of a 100-foot landscape buffer along any public roadway 1. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F of the Unified

		Development Ordinance 2. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
Building separation	The Unified Development Ordinance does not currently impose a minimum building separation requirement between a data center building or structure (primary or accessory) and the nearest residential or commercial structure.	Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.
Maximum Height	Table 10-3-9(A) of the Unified Development Ordinance indicates that the M-2 General Manufacturing District currently has no maximum building height restriction.	Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including roof top mechanical equipment a. No rooftop mounted HVAC or other mechanical units are allowed within this buffer, unless specifically approved by City Council ***Discussion:*** 1. ***To be consistent with maximum height in other districts (B-1, B-2, and B-3), will the city consider a maximum height of 80 feet if the data center is not within 1,500 feet of a residential structure?***
Noise Study	Although the City does not have an explicit requirement for data centers to conduct a noise study, it engaged a sound engineer to evaluate the preliminary PUD for the now-approved Cyrus One data center—the City's first Planned Unit Development for data center	All applications for data centers shall provide a noise study which will be subject to review by the City's sound engineering consultant 1. A pre-construction noise study shall include baseline noise

	use—while considering the surrounding existing and future land uses. This evaluation served as the required noise study for the project.	measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits a. Consider sharing with the public or at least neighboring property owners for full transparency 2. Data center developers must include a mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property. 3. All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction b. Backup generators and condensers shall be placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures. ***<u>Discussion:</u>*** ***1. Should the City implement an annual noise monitoring conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance?***

Operational Testing	Based on the Table 1 Sound Level Limits in the Code of Ordinances (Chapter 4 Noise Ordinance), if a data center is located near a residential land use property, it must keep noise levels below 60 dBA during the day (7am-10pm) and below 50 dBA at night (10pm-7pm). If a data center is located near a commercial or public parks and other open public space land use properties, it must keep noise level below 67dBA during the day (7am-10pm) and night time (10pm-7am).	Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays. ***<u>Discussion:</u>*** ***1. The city may want to consider implementing strict noise limits for data centers at all receiving property land uses property ensuring they do not exceed the current Noise Ordinance*** ***2. Does the City want to require lower dBA for residential land uses at night?*** 3. ***Additionally, the City is considering requiring operators to use the lowest-noise equipment available, such as hospital-grade mufflers on generators, to help minimize noise impacts on surrounding properties.***
Nuclear Energy	There is currently no standard in place, but the City strongly opposes the use of nuclear energy.	Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
Phasing Plan	There is currently no requirement for a phased construction plan in place for data centers to minimize impacts on residential structures.	Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.
Fencing	Permitted Materials in the M-2 District: 1. Stone 2. Brick	Fencing shall be security style aluminum, steel, wrought iron, or similar materials. Chain-link or barbed wire fencing is prohibited along public-facing

	3. Natural rot resistant wood (cedar, cyprus, redwood) 4. Cast or wrought iron 5. Plastic 6. Aluminum 7. Composite wood and plastic 8. Vinyl coated chain-link (rear and side yard only in all zoning district) 9. Galvanized chain-link (only on M-1 and M-2 properties adjacent to other M-1 or M-2 property) The maximum height for fences in the manufacturing district is 8 feet for the front, corner side, interior side, and rear yard	edges and properties adjacent to residential land uses.
Lighting and Photometric	Table 10-5-7(E) Outside Lighting Height Standards allows for manufacturing districts to have a maximum lighting height of 35 feet.	Lighting and photometric plans must provide and adhere to Section 10-5-7. Outside Lighting of the Unified Development Ordinance. ***Discussion:*** ***1. Table 10-5-7(E) Outside Lighting Height Standards allows for manufacturing districts to have a maximum lighting height of 35 feet. Should the City consider lowering the light pole standard maximum?***
Traffic Management Plan	Section 10-A-10. Traffic Study in Unified Development Ordinance does not explicitly require a Traffic Management Plan, rather, it focuses on a Traffic Impact Study, which is an analysis of existing and projected traffic conditions.	A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.
Battery Storage	The battery storage standards require 4-hour fire wall protection and must not be adjacent to any combustible materials.	Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by BKFD for firefighting efforts.

Emergency Operations Plan (EOP)	Typically, high hazard uses in the City are required to have an Emergency Operations Plan (EOP). While the City has its own EOP, there is no specific requirement for data centers to have an individual Emergency Operations Plan	Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include: 1. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident 2. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit 3. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public 4. Must work with KenCom emergency managers to be part of text or siren alert systems
Building Code Enhanced Standards	The City has adopted the 2018 edition of the International Code Council (ICC), which includes provisions for energy storage.	Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards. Compliance with NFPA 855
Appearance Standards	Section 10-5-8. C.4 sets appearance guidelines and standards for industrial uses, which include the following: Guidelines: 1. At least 50% of the total building shall incorporate masonry products or precast concrete. The front facade, facing a street with the main entry, must be at least 50% masonry or	

	precast concrete, while any facade abutting a street must also include masonry or precast concrete. Masonry or precast concrete is encouraged on all remaining facades. When using precast concrete panels or split-face block, incorporating colors, patterns, or architectural features is encouraged. 2. Building entryways shall be clearly identified. Building components, such as windows, doors, eaves and parapets shall be in proportion to one another. 3. The location of parking lots in a manner that is logical, safe, and pedestrian friendly is encouraged. In this respect, the location of parking lots in the rear or side of a building is encouraged. Standards: 1. Industrial buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area. 2. Industrial buildings with facades greater than 100 feet in length shall incorporate recesses, projections, windows or other ornamental/architectural features along at least 30% of the length of the facade abutting a public street in an effort to break up the mass of the structure.	

Lastly, through Ordinance 2023-30, the City defined "battery uses," "data centers," and "refrigerated warehouses (cold storage)" and established off-street parking regulations for these land uses.

However, during the transition from the Zoning Ordinance to the Unified Development Ordinance (UDO), the table outlining off-street parking regulations was not incorporated, although was used in the calculations for determining minimum parking standards for Cyrus One. Staff is requesting to formally add the table below to the UDO to ensure these regulations are applied to data centers.

Use	**Minimum Spaces Required**
Energy Industrial Uses:	
Battery Storage:	
Less than 70,000 square feet	**Minimum of 20 parking spaces**
More than 70,001 square feet	**0.3 per 1,000 square feet of floor area**
Data Center:	
Less than 70,000 square feet	**Minimum of 20 parking spaces**
More than 70,001 square feet	**0.3 per 1,000 square feet of floor area**
Refrigerated Warehouse (Cold Storage)	
Less than 150,000 square feet	**0.5 per 1,000 square feet of floor area**
More than 150,001 square feet	**0.3 per 1,000 square feet of floor area.**

Proposed Motion

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-4-10, Energy Industrial Use Standards, of the Unified Development Ordinance to establish development regulations for data center facilities, as presented in a staff memorandum dated May 7, 2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments

1. Proposed Amendments to Section 10-4-10 Energy Industrial Use Standards
2. Ordinance 2023-30
3. Public Hearing Notice Affidavit

10-4-10. Energy Industrial Uses

A. Landscape Buffer – when adjacent to non-manufacturing zoned land use

1. In addition to Section 10-5-3 the following requirements apply:
    a. Minimum of 100 foot-landscape buffer when adjacent to non-manufacturing zoned land use (i.e. residential, commercial, school, public institutional, etc.).
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
    c. Required 8-foot-tall berms when adjacent to residential subdivisions.

B. Landscape Buffer – when adjacent to roads

1. Minimum of a 100-foot landscape buffer along any public roadway .
    a. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F.
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.

C. Building Separation

1. Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

D. Maximum Height

1. Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including rooftop mechanical equipment.
    a. No rooftop mounted HVAC or other mechanical units are allowed within this buffer, unless specifically approved by City Council.

E. Noise Study

1. All applications for data centers shall provide a noise study which will be subject to review by the City's sound engineering consultant.
2. The noise study must include the following:
    a. A pre-construction noise study shall include baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances.
    b. Data center developers must include a mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.
    c. All major mechanical equipment (i.e generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction.
        i. Backup generators and condensers shall be placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.
3. An annual noise monitoring will be conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance.

F. Operational Testing

1. Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays.

G. Nuclear Energy

1. Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based energy.

H. Phasing Plan

1. Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.

I. Fencing

1. Fencing shall be security style aluminum, steel, wrought iron, or similar materials.
2. Chain-link or barbed wire fencing is prohibited along public facing edges and properties adjacent to residential land uses.

J. Lighting and Photometric

1. Lighting and photometric plans must be submitted at the time of application and adhere to Section 10-5-7 Outside Lighting.

K. Traffic Management Plan

1. A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.

L. Battery Storage

1. Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by Bristol Kendal Fire Protection District (BKFD) for firefighting efforts.

M. Emergency Operations Plan

1. Emergency Operations Plan (EOP) shall be submitted and approved by the City and the Bristol Kendal Fire Protection District (BKFD) prior to issuance of a building permit and must include:
    a. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
    b. Training sessions/drills and or walkthroughs with fire and police shall be required prior to occupancy permit.
    c. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
    d. Must work with KenCom emergency managers to be part of text or siren alert systems.

N. Building Code Enhanced Standards

1. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
2. Compliance with National Fire Protection Association 855.

O. Appearance Standards

1. Appearance standards shall comply with the requirements outlined in Section 10-5-8.4.

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2023-30

ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE ZONING ORDINANCE IDENTIFY, DEFINE, AND REGULATE ENERGY INDUSTRIAL USES

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 26th day of September, 2023

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on September 27, 2023.

Ordinance No. 2023-30

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE ZONING ORDINANCE IDENTIFY, DEFINE, AND REGULATE ENERGY INDUSTRIAL USES

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Section 10-4-10 of the United City of Yorkville Zoning Ordinance ("Zoning Ordinance") the City may initiate amendments to the Zoning Ordinance; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to identify Energy Industrial Uses as uses consisting of "battery uses", "data centers" and "refrigerated warehouses (cold storage") as their own line items in Table 10.06.04 Manufacturing Uses; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to define "battery uses", "data center", and "refrigerated warehouse (cold storage)" as permitted uses within the M-1 and M-2 zoning districts; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to add off-street parking regulations for Energy Industrial Uses in Section Table 10.16.03 regarding battery uses, data centers, and refrigerated warehouses (cold storage), to reflect the proposed new definitions; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on September 13, 2023, to consider each of these requests and made findings of fact and recommendations to the City Council to approve all of the requested text amendments.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That the above recitals are hereby incorporated and made a part of this Ordinance.

Section 2: That a Section 10-2-3 of the United City of Yorkville Zoning Ordinance is hereby amended to add the following definitions:

BATTERY STORAGE USES: A use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

DATA CENTER: A facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data. Cryptocurrency centers, which use networked computers, storage systems, and computing infrastructure to manage the flow of digital or virtual currencies, shall be included in the definition.

REFRIGERATED WAREHOUSE (COLD STORAGE): A facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.

Section 3: That a Section 10-6-0, Table 10.06.04 of the United City of Yorkville Zoning Ordinance to add the land uses as follows:

	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Battery Storage Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Refrigerated Warehouse (Cold Storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Section 4: That a Section 10-16-3-F, Table 10.16.03 of the United City of Yorkville Zoning Ordinance is hereby amended to add language regulating off-street parking for the land uses as follows:

Use	Minimum Spaces Required
Energy Industrial Uses:	
Battery Storage	
Less than 70,000 square feet	Minimum 20 parking spaces
More than 70,001 square feet	0.3 per 1,000 square feet of floor area
Data Center	
Less than 70,000 square feet	Minimum 20 parking spaces
More than 70,001 square feet	0.3 per 1,000 square feet of floor area
Refrigerated Warehouse (Cold Storage)	
Less than 150,000 square feet	0.5 per 1,000 square feet of floor area
More than 150,001 square feet	0.3 per 1,000 square feet of floor area

Section 5: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26th day of September, A.D. 2023.

CITY CLERK

KEN KOCH	ABSENT	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVER TARULIS	AYE	RUSTY CORNEILS	AYE

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 28th day of September, A.D. 2023.

MAYOR

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Certificate of Publication:

Order Number: 7802242
Purchase Order: PZC 2025-05: Data Center Text

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 4/25/2025, and the last publication of the notice was made in the newspaper dated and published on 4/25/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Apr 25, 2025.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

28th Day of April, 2025, by

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CHICAGO TRIBUNE
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PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-05

NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 14, 2025, at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance.

The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk



10-4-10. Energy Industrial Uses

A. Landscape Buffer – when adjacent to non-manufacturing zoned land use

1. In addition to Section 10-5-3 the following requirements apply:
    a. Minimum of 100 foot-landscape buffer when adjacent to non-manufacturing zoned land use (i.e. residential, commercial, school, public institutional, etc.).
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
    c. Required 8-foot-tall berms when adjacent to residential subdivisions.

B. Landscape Buffer – when adjacent to roads

1. Minimum of a 100-foot landscape buffer along any public roadway .
    a. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F.
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.

C. Building Separation

1. Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

D. Maximum Height

1. Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including rooftop mechanical equipment.
    a. The use of rooftop mounted HVAC or other mechanical units shall require the approval of City Council.

E. Noise Study

1. All applications for data centers shall provide a noise study which will be subject to review by the City's sound engineering consultant.
2. The noise study must include the following:
    a. A pre-construction noise study shall include baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances.
    b. Data center developers must include a mitigation plan in their noise study to ensure that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances.
    c. All major mechanical equipment (i.e generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction.
        i. Backup generators and condensers shall be placed on the side of the building(s) or the facility, that is farthest from residential structures.
3. An annual noise monitoring will be conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance.

F. Operational Testing

1. Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays.

G. Nuclear Energy

1. Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based energy.

H. Phasing Plan

1. Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.

I. Fencing

1. Fencing shall be security style aluminum, steel, wrought iron, or similar materials.
2. Chain-link or barbed wire fencing is prohibited along public facing edges and properties adjacent to residential land uses.

J. Lighting and Photometric

1. Lighting and photometric plans must be submitted at the time of application and adhere to Section 10-5-7 Outside Lighting.

K. Traffic Management Plan

1. A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.

L. Battery Storage

1. Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by Bristol Kendal Fire Protection District (BKFD) for firefighting efforts.

M. Emergency Operations Plan

1. Emergency Operations Plan (EOP) shall be submitted and approved by the City and the Bristol Kendal Fire Protection District (BKFD) prior to issuance of a building permit and must include:
    a. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
    b. The location of any battery storage systems.
    c. Training sessions/drills and or walkthroughs with fire and police shall be required prior to occupancy permit.
    d. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
    e. Must work with KenCom emergency managers to be part of text or siren alert systems.

N. Building Code Enhanced Standards

1. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
2. Compliance with National Fire Protection Association 855.

O. Appearance Standards

1. Appearance standards shall comply with the requirements outlined in Section 10-5-8.4.

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United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Bill To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Certificate of Publication:

Order Number: 7802242
Purchase Order: PZC 2025-05: Data Center Text

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 4/25/2025, and the last publication of the notice was made in the newspaper dated and published on 4/25/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Apr 25, 2025.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

28th Day of April, 2025, by

Chicago Tribune Media Group

Jeremy Gates

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media group

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-05

NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 14, 2025, at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance.

The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk



Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #8

Tracking Number

EDC 2025-43

Agenda Item Summary Memo

Title: PZC 2025-04 Comprehensive Plan Update – Future Land Use Amendment

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Details an update to the Comprehensive Plan's Future Land Use map for approved developments.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: David Hansen (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

Memorandum

To: Economic Development Committee
From: David Hansen, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Sara Mendez, Senior Planner
Date: June 3, 2025
Subject: **PZC 2025-04:** Comprehensive Plan Update – Future Land Use Amendments

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Item Update:

At the May 6, 2025 Economic Development Committee meeting, the following item was not discussed due to a lack of quorum. Upon recommendation by the City Council, the item was authorized to proceed to the Planning and Zoning Commission as originally scheduled. At the May 14, 2025 Planning and Zoning Commission meeting, a public hearing was held for the item. As a result, there were no public comments and no further questions from the Planning and Zoning Commission. The Commission unanimously recommended approval to amend the Yorkville Comprehensive Plan's Future Land Use Map with the proposed text amendment.

Since the item has not been discussed at an Economic Development Committee meeting, this item is being brought back to the June 3, 2025 Economic Development Committee to ensure the Committee has the opportunity to provide any suggestions prior to City Council consideration.

PLANNING & ZONING ACTION:

The Planning and Zoning Commission held a public hearing for the proposed amendment to the comprehensive plan on May 14, 2025. The commission made the following action on the motion for the request below:

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.

Action Item:

Linnane – aye; Green – aye; Williams – aye; Crouch – aye; Vinyard – aye; Forristall – aye.

6 ayes; 0 nays

ATTACHMENTS:

1. PZC Staff Memo dated May 14, 2025
2. Proposed Appendix Amendment Pages
3. Public Hearing Notice Affidavit

Memorandum

To: Planning and Zoning Commission
From: David Hansen, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Sara Mendez, Senior Planner
Date: May 14, 2025
Subject: **PZC 2025-04:** Comprehensive Plan Update – Future Land Use Amendments

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Summary

In 2024, the City Council approved ten (10) developments, which required rezoning. Due to the inconsistency of the parcels with the adopted Comprehensive Plan Update of 2016, the future land use designations and maps of each area requires amending. Staff is recommending amending the plan to change the future land uses of these projects to their now approved land use. It is important to make these changes to ensure the plan is consistent with the approved use or current built environment and is not interpreted incorrectly within the planning horizon of the document. A list of these developments can be found in the table below. New Leaf Energy Solar Farm, approved in 2023, is also part of the list since it was not included in the amendment list in 2024.

Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2022-24 New Leaf Energy Solar Farm	Metra Station Transit-Oriented Development and Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-01 Yorkville Renewable Solar (Nexamp)	Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-03 1.5 Mile Review for 8115 IL Route 47 (Grainco FS, Inc. & A.B. Schwartz)	Estate/Conservation Residential and Agricultural Zone	General Industrial (GI)
PZC 2024-05 Corneils Road Solar	Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-07 Kelaka / Green Door Capital	Estate/Conservation Residential	General Industrial (GI)
PZC 2024-09 1.5 Mile Review for 1520 Cannonball Trail (Fox Valley Family YMCA)	Estate/Conservation Residential and Agricultural Zone	Destination Commercial (DC)
PZC 2024-11 1.5 Mile Review for 7789 IL Route 47 (Jerry Styrczula / A&D Properties)	Estate/Conservation Residential and Agricultural Zone	General Industrial (GI)

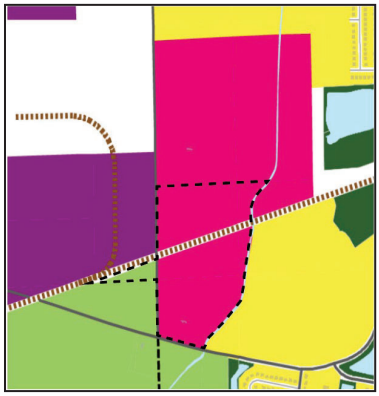
PZC 2024-26 DMYF, LLLP (Daniels, Malinski Yorkville Family)	Suburban Neighborhoods	General Industrial (GI)
PZC 2024-29 1115, LLC (Fox Haven Multi-Family Residential Townhome Development)	Commercial Office	Mid-Density Residential (MDR)
PZC 2024-31 Hamman – Kelaka, LLC	Estate/Conservation Residential	General Industrial (GI)
PZC 2024-33 Costco Wholesale Warehouse	Mid Density Residential	Destination Commercial (DC)

Proposed Amendments

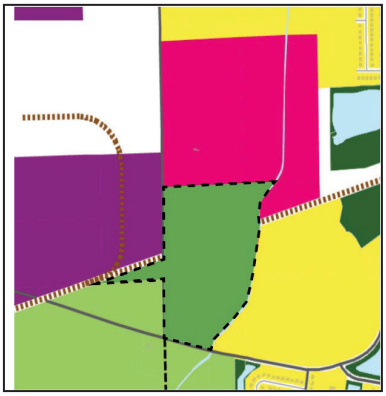
The following is a summary of the proposed amendments to the Comprehensive Plan Update staff is recommending for each development as well as map images proposed for the amended Future Land Use map in the City's Comprehensive Plan.

PZC 2022-24: New Leaf Energy Solar Farm

Current Future Land Use:
Metra Station Transit-Oriented Development and Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone



Summary:
An application was submitted requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of the BNSF railroad line and east of Beecher Road. The 48-acre farmland property consists of three parcels, which 19 of the acres will be used for a solar farm. The parcels were annexed to the City's default R-1 Single Family Suburban Residential zoning and were rezoned to A-1 Agricultural District.

Amendment:
The property was originally designated as "Metra Station Transit-Oriented Development", which is intended to guide future development for the City's two potential Metra train station districts. One of the three parcels was also originally designated as "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-01: Yorkville Renewable Solar (Nexamp)

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone (AZ)

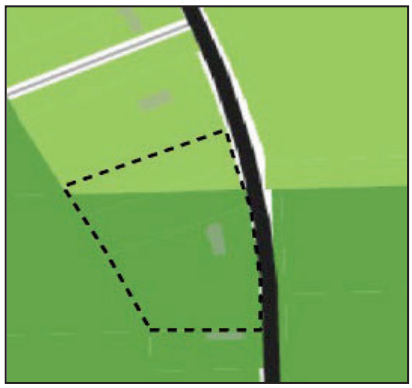


Summary:
An application was submitted requesting rezoning, special use, and variance authorization to construct a 5-megawatt (MW) freestanding community solar facility located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD). The property is currently utilized for farming. The property was rezoned R-2 Single-Family Traditional Residence District to the A-1 Agricultural District.

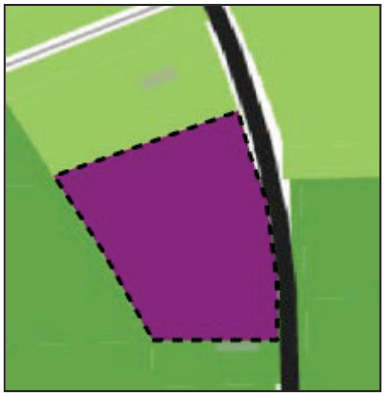
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-03: 1.5 Mile Review for 8115 IL Route 47 (Grainco FS, Inc. & A.B. Schwartz)

Current Future Land Use:
Estate/Conservation Residential
and Agricultural Zone



Proposed Future Land Use:
General Industrial (GI)

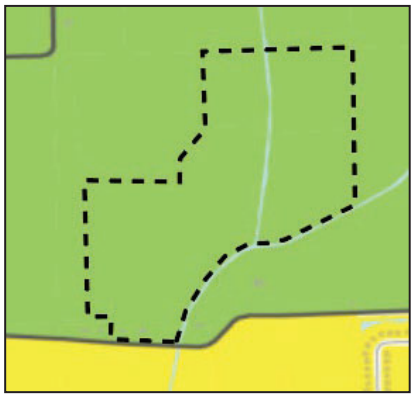


Summary:
An application was submitted requesting rezoning and an amendment to Kendall County's Future Land Use Map from A-1 Agricultural District to M-1 Limited Manufacturing District located at 8115 IL Route 47 for the purpose of operating a tile business, offices, warehouses, fuel storage, and other light industrial uses within existing structures. The property is approximately 20 acres in size and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

PZC 2024-05: Corneils Road Solar

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone (AZ)

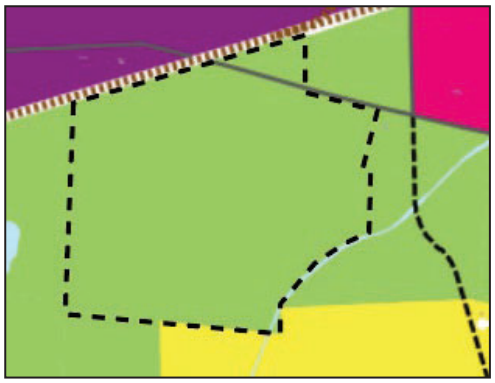


Summary:
An application was submitted requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street). The 94-acre existing farmland property, which 31 acres will be used for a solar farm, was annexed to the City's default R-1 Single Family Suburban Residential zoning and was rezoned to A-1 Agricultural District.

Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-07: Kelaka / Green Door Capital

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

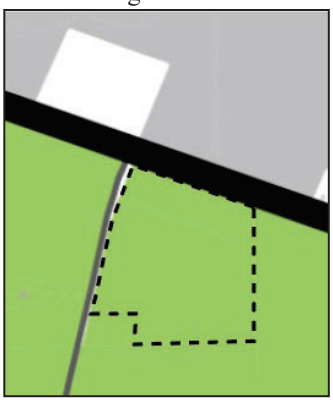


Summary:
An application was submitted requesting annexation and rezoning approximately 148-acres of unincorporated farmland generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road for the purpose of constructing and operating a future industrial/data center land use. The subject property consists of a portion of an existing 191-acre parcel. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District.

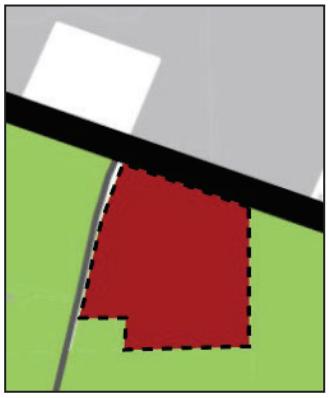
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-09: 1.5 Mile Review for 1520 Cannonball Trail (Fox Valley Family YMCA)

Current Future Land Use:
Estate/Conservation Residential
and Agricultural Zone



Proposed Future Land Use:
Destination Commercial (DC)

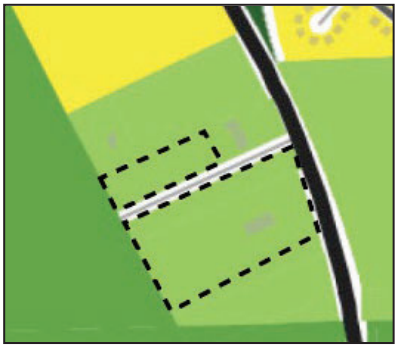


Summary:
An application was submitted requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The property is approximately 25.8 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

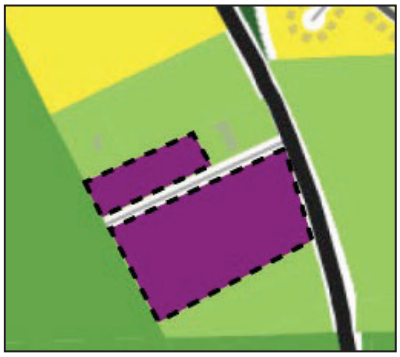
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the County's B-4 zoning and the approved recreational facility land use.

PZC 2024-11: 1.5 Mile Review for 7789 IL Route 47 (Jerry Styrczula / A&D Properties)

Current Future Land Use:
Estate/Conservation Residential
and Agricultural Zone



Proposed Future Land Use:
General Industrial (GI)



Summary:
An application was submitted requesting rezoning from B-3 Highway Business District to M-1 Limited Manufacturing District located at 7789 IL Route 47 to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property. The property is approximately 16.4 acres and is located within one

and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

PZC 2024-26: DMYF, LLLP (Daniels, Malinski Yorkville Family)

Current Future Land Use:
Suburban Neighborhoods and
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

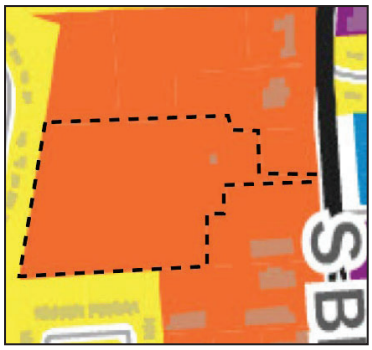


Summary:
An application was submitted requesting annexation and rezoning approximately 270-acres of unincorporated farmland generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road for the purpose of constructing and operating a future industrial/data center land use. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District.

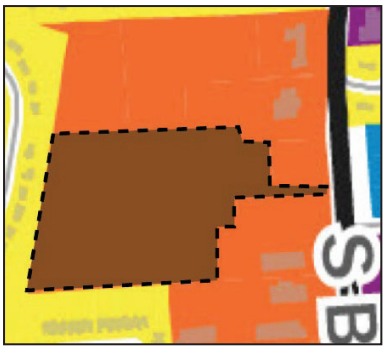
Amendment:
The property was originally designated "Suburban Neighborhood", which is meant to provide single family detached housing options in traditional subdivision layouts. Part of the property was also designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-29: 1115, LLC (Fox Haven Multi-Family Residential Townhome Development)

Current Future Land Use:
Commercial Office



Proposed Future Land Use:
Mid-Density Residential (MDR)



Summary:
An application was submitted requesting rezoning the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units located at 1115 South Bridge Street. The one-acre parcel fronting S Bridge Street will remain zoned as B-3 General Business District, with plans for a future commercial development and is not part of the amendment The property was formally occupied by the Parfection Park which included a golf range, batting cages, and mini golf outdoor entertainment venue which closed in October 2017.

Amendment:
The property was originally designated "Commercial Office", which is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. Changing this property's designation to "Mid-Density Residential" is consistent with the R-4 zoning and the approved multi-family residential land use.

PZC 2024-31: Hamman – Kelaka, LLC

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

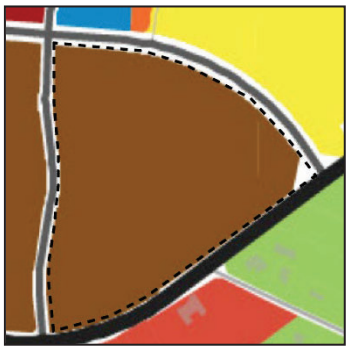


Summary:
An application was submitted requesting annexation and rezoning. The annexation request involves two parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. Additionally, the rezoning request is for three parcels totaling approximately 112.44 acres. The three parcels include the two annexation related parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road, which is already located within City limits. The two northern parcels were rezoned from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District and the one parcel within City limits along US 34 was rezoned from B-3 General Business District to M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development.

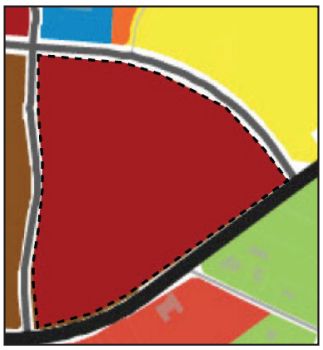
Amendment:
All three parcels were originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-33: Costco Wholesale Warehouse

Current Future Land Use:
Mid Density Residential



Proposed Future Land Use:
Destination Commercial (DC)



Summary:
An application was submitted requesting a PUD amendment, special use, and final plat to develop a members-only retail store spanning approximately 160,000 square feet and to establish and operate a standalone fueling facility generally located north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway. The project is considered a major PUD amendment and would amend the Yorkville Crossing PUD. Additionally, the property's existing B-3 zoning classification will remain unchanged.

Amendment:
The property was originally designated "Mid-Density Residential", which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the B-3 zoning and the approved large retail store and fueling facility land use.

Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of

the City. The changes to these areas have already been decided by the City Council and it is appropriate to change their corresponding land use designations.

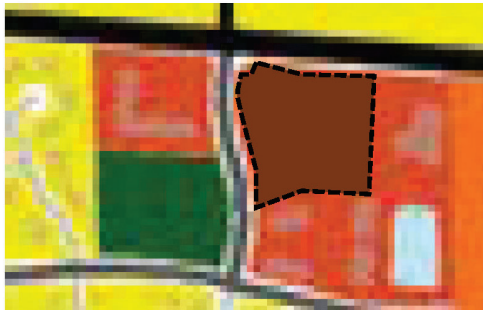
Proposed Motion

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.

Attachments

1. Proposed Appendix Amendment Pages
2. Public Hearing Notice Affidavit

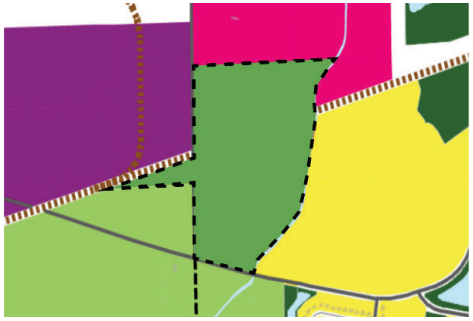
FUTURE LAND USE - MAP ADDENDUMS



NORTHPOINTE DEVELOPMENT

New Future Land Use Designation: Mid-Density Residential

Summary:
In 2023, an application was approved requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Neighborhood Retail" designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original "Neighborhood Retail" designation reflected the former B-3 zoning. The proposed "Mid-Density Residential" land use is better suited to the approved senior living apartment development.



NEW LEAF ENERGY SOLAR FARM

New Future Land Use Designation: Agricultural Zone

Summary:
In 2023, an application wasapproved requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of the BNSF railroad line and east of Beecher Road. The 48-acre farmland property consists of three parcels, which 19 of the acres will be used for a solar farm. The parcels were annexed to the City's default R-1 Single Family Suburban Residential zoning and were rezoned to A-1 Agricultural District. The property was originally designated as "Metra Station Transit-Oriented Development", which is intended to guide future development for the City's two potential Metra train station districts. One of the three parcels was also originally designated as "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.



YORKVILLE RENEWABLE SOLAR (NEXAMP)

New Future Land Use Designation: Agricultural Zone

Summary:
In 2024, an application was approved requesting rezoning, special use, and variance authorization to construct a 5-megawatt (MW) freestanding community solar facility located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD). The property is currently utilized for farming. The property was rezoned R-2 Single-Family Traditional Residence District to the A-1 Agricultural District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

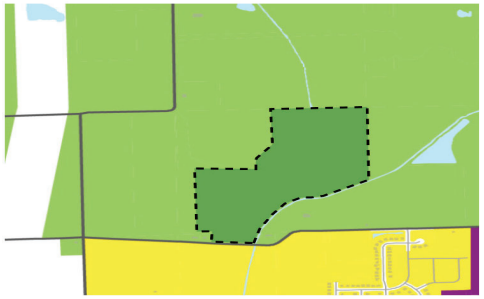
FUTURE LAND USE - MAP ADDENDUMS



1.5 MILE REVIEW FOR 8115 IL ROUTE 47 (GRAINCO FS, INC. & A.B. SCHWARTZ)

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting rezoning and an amendment to Kendall County's Future Land Use Map from A-1 Agricultural District to M-1 Limited Manufacturing District located at 8115 IL Route 47 for the purpose of operating a tile business, offices, warehouses, fuel storage, and other light industrial uses within existing structures. The property is approximately 20 acres in size and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.



CORNEILS ROAD SOLAR

New Future Land Use Designation: Agricultural Zone

Summary:
In 2024, an application was approved requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street). The 94-acre existing farmland property, which 31 acres will be used for a solar farm, was annexed to the City's default R-1 Single Family Suburban Residential zoning and was rezoned to A-1 Agricultural District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

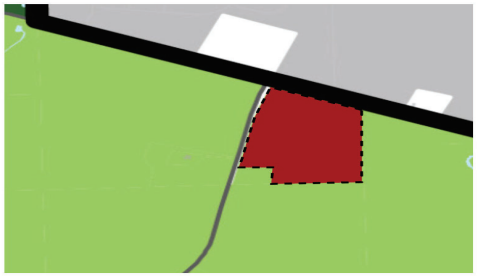


KELAKA / GREEN DOOR CAPITAL

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting annexation and rezoning approximately 148-acres of unincorporated farmland generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road for the purpose of constructing and operating a future industrial/data center land use. The subject property consists of a portion of an existing 191-acre parcel. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

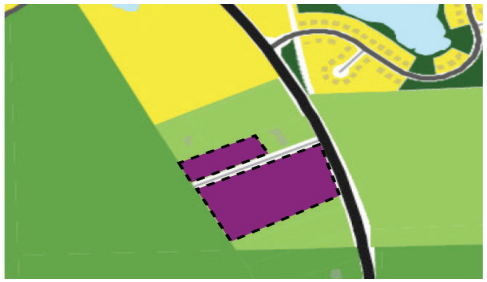
FUTURE LAND USE - MAP ADDENDUMS



1.5 MILE REVIEW FOR 1520 CANNONBALL TRAIL (FOX VALLEY FAMILY YMCA)

New Future Land Use Designation: Destination Commercial

Summary:
In 2024, an application was approved requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The property is approximately 25.8 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the County's B-4 zoning and the approved recreational facility land use.



1.5 MILE REVIEW FOR 7789 IL ROUTE 47 (JERRY STYRCZULA / A&D PROPERTIES)

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting rezoning from B-3 Highway Business District to M-1 Limited Manufacturing District located at 7789 IL Route 47 to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property. The property is approximately 16.4 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

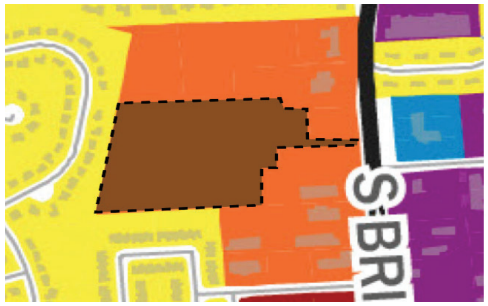


DMYF, LLLP (DANIELS, MALINSKI YORKVILLE FAMILY)

New Future Land Use Designation: General Industrial

Summary:
In 2025, an application was approved requesting annexation and rezoning approximately 270-acres of unincorporated farmland generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road for the purpose of constructing and operating a future industrial/data center land use. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District. The property was originally designated "Suburban Neighborhood", which is meant to provide single family detached housing options in traditional subdivision layouts. Part of the property was also designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

FUTURE LAND USE - MAP ADDENDUMS



1115, LLC (FOX HAVEN MULTI-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)

New Future Land Use Designation: Mid-Density Residential

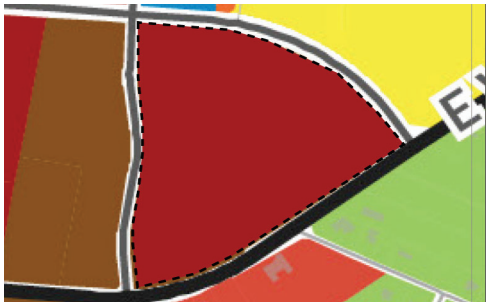
Summary:
In 2025, an application was approved requesting rezoning the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units located at 1115 South Bridge Street. The one-acre parcel fronting S Bridge Street will remain zoned as B-3 General Business District, with plans for a future commercial development and is not part of the amendment The property was formally occupied by the Parfection Park which included a golf range, batting cages, and mini golf outdoor entertainment venue which closed in October 2017. The property was originally designated "Commercial Office", which is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. Changing this property's designation to "Mid-Density Residential" is consistent with the R-4 zoning and the approved multi-family residential land use.



HAMMAN – KELAKA, LLC

New Future Land Use Designation: General Industrial

Summary:
In 2025, an application was approved requesting annexation and rezoning. The annexation request involves two parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. Additionally, the rezoning request is for three parcels totaling approximately 112.44 acres. The three parcels include the two annexation related parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road, which is already located within City limits. The two northern parcels were rezoned from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District and the one parcel within City limits along US 34 was rezoned from B-3 General Business District to M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development. All three parcels were originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.



COSTCO WHOLESALE WAREHOUSE

New Future Land Use Designation: Destination Commerical

Summary:
In 2025, an application was submitted requesting a PUD amendment, special use, and final plat to develop a members-only retail store spanning approximately 160,000 square feet and to establish and operate a standalone fueling facility generally located north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway. The project is considered a major PUD amendment and would amend the Yorkville Crossing PUD. Additionally, the property's existing B-3 zoning classification will remain unchanged. The property was originally designated "Mid-Density Residential", which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the B-3 zoning and the approved large retail store and fueling facility land use.

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Sold To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Bill To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Certificate of Publication:

Order Number: 7801740
Purchase Order:

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 4/25/2025, and the last publication of the notice was made in the newspaper dated and published on 4/25/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Apr 25, 2025.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

28th Day of April, 2025, by

Chicago Tribune Media Group



Jeremy Gates

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE
media group

PUBLIC NOTICE OF A HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISION PZC 2025-04

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 14, 2025 at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding the adoption of a proposed update to the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code.

The changes are a result of rezoning approvals made by the City Council in calendar years 2023 and 2024. The proposed amendments reclassifying the following properties for the Future Land Use – Map Addendum of the City's Comprehensive Plan:

• 48 acres, located immediately north of the BNSF railroad line and east of Beecher Road from "Metra Station Transit-Oriented Development" and "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 73.5 acres, located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD) from "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 20 acres, located at 8115 IL Route 47 from "Estate/Conservation Residential" and "Agricultural Zone" to a land use designation of General Industrial (GI)".

• 94 acres, located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street) from "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 148 acres, located generally south of the Burlington Santa Fe railroad line, just southeast of Faxon Road from "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 25.8 acres, located at 1520 Cannonball Trail in Bristol Township from "Estate/Conservation Residential" and "Agricultural Zone" to a land use designation of "Destination Commercial (DC)".

• 16.4 acres, located at 7789 IL Route 47 from "Estate/Conservation Residential" and "Ag-

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media group

ricultural Zone" to a land use designation of "General Industrial (GI)".

• 270 acres, located generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road from "Suburban Neighborhoods" and "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 13 acres, located at 1115 South Bridge Street from "Commercial Office" to a land use designation of "Mid-Density Residential (MDR)".

• 112.4 acres, located south of Faxon Road and west of Iroquois Lane from "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 34 acres, located generally north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway from "Mid Density Residential" to a land use designation of "Destination Commercial (DC)".

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

4/25/2025 7801740

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #9

Tracking Number

EDC 2025-44

Agenda Item Summary Memo

Title: PZC 2025-09 – Kendall County Petition 25-04 (Between 9417 and 9221 Corneils Road)

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: 1.5-Mile Review of a solar farm request.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: David Hansen (Name) Community Development (Department)

Agenda Item Notes:

Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and

Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner)

Memorandum

To: Economic Development Committee
From: David Hansen, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Senior Planner
Date: June 3, 2025
Subject: **PZC 2025-09 – Kendall County Petition 25-04 (Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner)) -** 1.5 Mile Review

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SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner) are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow a commercial solar energy facility on land within 1.5 miles of municipality without an annexation agreement.



The real property is located immediately north of Corneils Road and approximately 0.5 miles east of Route 47 in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located between 9417 and 9221 Corneils Road in unincorporated Kendall County and consists of one (1) parcel (PIN #02-09-400-007) totaling ~37.03 acres. The property is owned by Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC. The site is currently undeveloped and utilized for agricultural purposes.

The United City of Yorkville's corporate boundary borders the subject property to the west, east and north.

- Corneils Crossing Subdivision is located immediately west and is zoned R-2 Single-Family Traditional Residence District. Although the subdivision was approved and entitled in 2006, it is currently undeveloped and utilized for agricultural purposes.

- Bristol Ridge Subdivision is an approved Planned Unit Development (PUD) located immediately east with underlying zoning districts of R-2 Single-Family Traditional Residence District and R-3 Multi-Family Attached Residence District. In 2023, the Bristol Ridge PUD was amended to allow a solar farm development on the area east of Cannonball Trail and north of the BNSF Railway (Bristol Solar 105). The solar farm development is less than ½ a mile away from the subject property.

- Bristol Bay Subdivision is an approved PUD that is located immediately north with underlying zoning districts of R-2 Single-Family Traditional Residence District and R-3 Multi-Family Attached Residence District. Although the subdivision was approved and entitled in 2005, the area south of Galena Rd is currently undeveloped and utilized for agricultural purposes.

Lastly, the subject property is also bordered by unincorporated residential properties to its south, east, and west. Raging Waves water park is located within a half (1/2) a mile west of the subject property.

CORRESPONDENCE WITH PETITIONER:

In late 2024, Daniel J. Gorman on Behalf of USA Energy Independence, LLC, reached out to Yorkville and asked whether the City wished to enter into a pre-annexation agreement for the proposed solar energy facility on parcel #02-09-400-007. The site is unincorporated and contiguous to the United City of Yorkville.

Upon discussion, the consensus amongst staff was that the City would not support the proposed solar farm annexation and development within Yorkville for the following reasons:

- The parcel is directly adjacent to several residential homes to the south, east, and west.
- The location of the solar panels is adjacent to a suspected wetland area to the north.
- The plan includes five new utility poles proposed near existing residential properties to the east.
- The proposed plan does not meet the City's required minimum setback of 1,000 feet from the roadway; the plan currently proposes a setback of approximately 800 feet from Corneils Road, which is designated as a potential future major east/west collector roadway in Yorkville.

In March 2025, USA Energy Independence provided an updated site plan. The site plan proposed a setback of approximately 500 feet from Corneils Road, a 300 foot decrease from the original site plan submittal of 800 feet. The proposed setback of approximately 500 feet from Corneils Road is inconsistent with the City of Yorkville's required setback of 1,000 feet from the nearest roadway network. Thus, staff reiterated to the petitioner that the City would not pursue a pre-annexation agreement for the proposed solar energy facility at this time and encouraged the petitioner to seek approval through Kendall County.

Based off Yorkville's staff feedback, the applicant, Daniel J. Gorman on Behalf of USA Energy Independence, LLC, has filed for a variance to Section 36-282(17)(a) with Kendall County. This variance would allow the proposed solar energy facility to proceed without annexation or an annexation agreement. Per Section 36-282(17)(a) of the Kendall County Zoning Ordinance: "All commercial solar energy facilities and test solar energy systems located within one and one-half (1½) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property."

PROPOSED DEVELOPMENT:

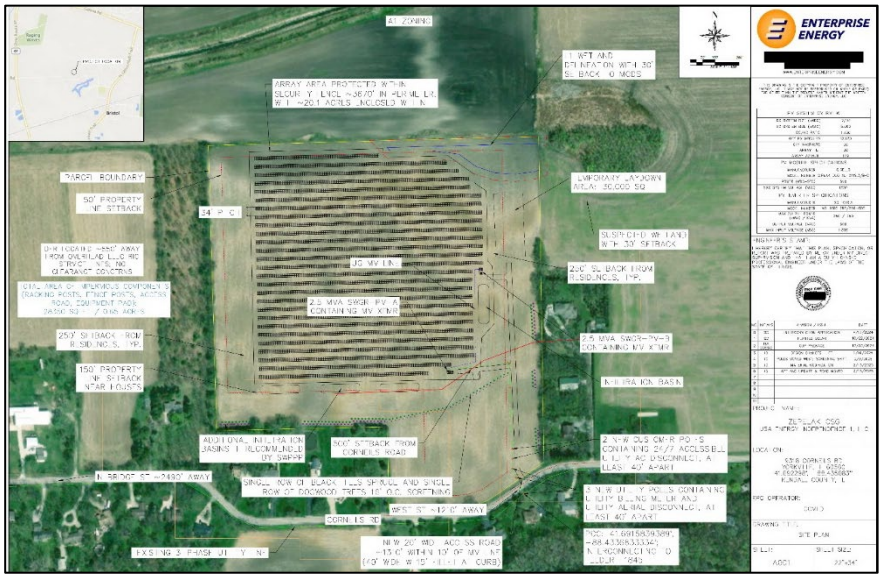
The property is currently zoned A-1 Agricultural District. Per Kendall County's Zoning Ordinance, all development proposed in the district must obtain site plan approval from the County Board. According to the application and site plans provided, the applicant is proposing a 5 MW AC community solar farm on one parcel (PIN #02-09-400-007) in Kendall County.

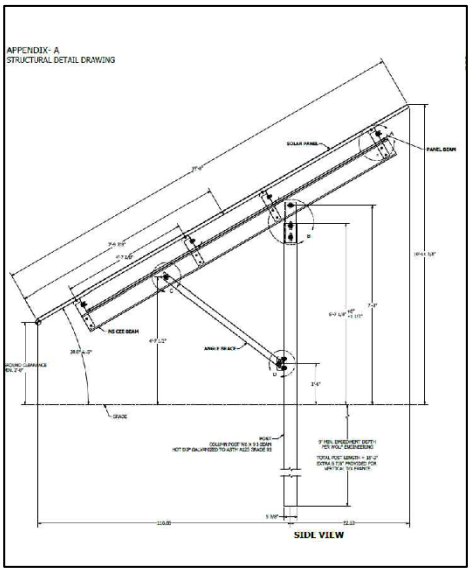
The project encompasses an approximate 37.03-acres. Per Section 36-282 of Kendall County's Zoning Ordinance, construction and operation of Commercial Solar Energy Facilities are permitted in the Agricultural District by Special Use Permit.

At the May 6, 2025 Kendall County Zoning Platting and Advisory Committee meeting, the committee issued a neutral recommendation of the proposed development and added an additional condition requiring the developer/owner to enter into a community impact agreement with Kendall County. The community impact agreement would require the owner/operator of the solar farm to pay the County a certain dollar amount per megawatt (MW) produced.

Please see below for an overview of the project along with the proposed site plan and structure detail:

- The solar development intends to have approximately 12,120 solar panel arrays on site.
- The ground mounted equipment plan shows a maximum structure height of 10'11 3/8" at full tilt.
- The setback to the nearest solar array is greater than 250 feet to the nearest residence and greater than 150 feet to the nearest residential property line.
- The fenced area intends to be approximately 20.1 acres, which takes up 54.2% of the parcel.
- The security fence on site would be six (6) feet in height.
- The access road shows a fifteen (15) foot wide gravel road inside a twenty (20) foot road easement on the southeast corner of the property. The entrance off Corneils Road is forty (40) feet wide.





YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. The Estate/Conservation Residential future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.

Although the proposed land use and A-1 zoning in Kendall County is inconsistent with Yorkville's Comprehensive Plan Future Land Use Map, the County's zoning would be consistent with the City's zoning classification for a solar farm. If approved, the proposed facility to operate a commercial solar energy facility would necessitate a review and a potential amendment to the Yorkville Comprehensive Plan's Future Land Use Map for this area. An appropriate future land use designation for this use would be the "Agricultural Zone" designation, which is meant for general farming uses.

STAFF COMMENTS

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission at the June 11, 2025 meeting and the City Council at the June 24, 2025 meeting. This item was delivered to the City on April 23, 2025.

ATTACHMENTS

1. Application with Attachments

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 25-04
Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner)
A-1 Special Use Permit for Commercial Solar Energy Facility and Variance to Allow the Facility on Land Within 1.5 Miles of a Municipality Without an Annexation Agreement

INTRODUCTION

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement.

The application materials, including the boundary survey, are included as Attachment 1. Stormwater information, including the wetland delineation report, is included as Attachment 2. The site plan is included as Attachment 3. The vegetative management plan is included as Attachment 4. Decommissioning information is included as Attachment 5. The Agricultural Impact Mitigation Agreement is included as Attachment 6.

SITE INFORMATION

PETITIONER: Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of the Lucaya Asset Management, LLC (Current Owner)

ADDRESS: Between 9417 and 9221 Corneils Road, Bristol

LOCATION: Approximately 0.5 Miles East of Route 47 on the North Side of Corneils Road

Aerial of Entire Property



TOWNSHIP: Bristol

PARCEL #: 02-09-400-007

LOT SIZE: 37.03 +/- Acres (Total Parcel) and 20.1 +/- (Fenced Area)

EXISTING LAND USE: Agricultural

ZONING: A-1

LRMP:

Future Land Use	Suburban Residential (Max 1.00 DU/Acre) (County) Estate/Conservation Residential (Yorkville)
Roads	Corneils Road is a Minor Collector Road maintained by Bristol Township.
Trails	The United City of Yorkville has a trail planned along Corneils Road.
Floodplain/ Wetlands	There are no floodplains on the property. There is one (1) farmed wetland on the property and two (2) additional wet areas on the property identified in the wetland delineation report.

REQUESTED ACTIONS: Special Use Permit for a Commercial Solar Energy System

Variance to Allow a Commercial Solar Energy System on Land with One Point Five (1.5) Miles of a Municipality without an Annexation Agreement

APPLICABLE REGULATIONS: §36-282(17) – A-1 Special Uses

§36-39 – Variance Procedures

Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	R-2, R-2D, R-3, and B-3 (Yorkville)	Urbanized Communities (County) Estate/Conservation Residential (Yorkville)	A-1 (County) R-2, R-2D, R-3, and B-3 (Yorkville)
South	Agricultural and Single-Family Residential	A-1 and R-3 (County)	Suburban Residential (County) Estate/Conservation Residential and Metra Station Transit Oriented Development (Yorkville)	A-1 and R-3 (County) R-4 and B-3 (Yorkville)
East	Agricultural and Single-Family Residential	A-1 (County) R-2, R-2D, R-3, and B-3 (Yorkville)	Urbanized Communities and Suburban Residential (County)	A-1, A-1 SU, R-3, B-1, and B-3 (County) R-2, R-2D, R-3, and B-3 (Yorkville)

			Estate/Conservation Residential (Yorkville)	
West	Agricultural and Single-Family Residential	A-1 (County) R-2 (Yorkville)	Urbanized Communities, Suburban Residential, and Commercial (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, and R-3 (County) R-2 and B-3 (Yorkville)

The A-1 special use permit to the east is for a landscaping business. The A-1 special use permit to the west is for a welding business.

Approximately thirty-three (33) homes, not including the homes in the original town of Bristol Station are located within half (1/2) of a mile of the subject property. Raging Waves water park is also located within half (1/2) of a mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report identified protected resources in the area, but negative impacts were unlikely. The Illinois Department of Natural Resources recommended establishing pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources is included as Attachment 1, Pages 46 and 47.

NATURAL RESOURCES INVENTORY

The LESA Score was 179 indicating a low level of protection. The NRI Report is included as Attachment 11.

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on April 23, 2025.

Prior to submittal to Kendall County, the Bristol Township Board reviewed the proposal on April 7, 2025, but that meeting was for informational purposes only.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on April 23, 2025.

Prior to formal application submittal, the United City of Yorkville submitted an email stating they would not pursue annexation at this time. The email notes the proximity of several homes to the subject property; the proposal does not meet Yorkville's one thousand foot (1,000') setback requirement from Corneils Road; the proximity to a wetland was noted; five (5) new utility poles were proposed. Yorkville's email is included as Attachment 7.

On March 25, 2025, Yorkville submitted an email requesting a forty-foot (40') right-of-way dedication. On April 2, 2025, Bristol Township submitted an email agreeing to the requested dedication. These emails are included as Attachments 8 and 9.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on April 23, 2025.

GENERAL INFORMATION
Per § 36-282(17) of the Kendall County Code, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions (Staff Comments in Bold):

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. **Petitioner is requesting a variance.**

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

   Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

   Boundary Lines of Participating Properties-None

   Boundary Lines of Nonparticipating Properties- Fifty feet (50') to the nearest point on the property line of the nonparticipating property

   Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. **Per the site plan, see Attachment 3, Page 1, the closet nonparticipating structure is greater than two hundred fifty feet (250') from the solar panels. The solar panels are greater than five hundred feet (500') from Corneils Road.**

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). **This is true. Per the application materials, see Attachment 1, Page 9, the fence is proposed to be six feet (6') in height. As noted in the site plan, see Attachment 3, Page 4, the fence will be six inches (6") above the finished grade. The fence will be chain link topped with barbed wire.**

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. **This is true. Per the site plan, see Attachment 3, Page 2, the maximum height will be ten feet, eleven and three-eighths inches (10'-11 3/8").**

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. **No such consent requested or needed.**

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. **A noise study was provided; see Attachment 12.**

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. **The decommissioning plan is included as Attachment 5 and is outlined in the Agricultural Impact Mitigation Agreement, which is included as Attachment 6. As noted on Page 2 of Attachment 5, the Petitioner is offering a bond of Fifty Thousand Dollars ($50,000). As suggested on Page 2 of Attachment 5, the Petitioner is agreeable to not fight the County in court, if the County wished to acquire title to the subject property in the event that the decommissioning bond is insufficient**

to cover all of the costs.

h. A vegetative screening shall be placed around the commercial solar energy facility. **The site plan (Attachment 3) references a row of Black Hills Spruce and a row Buttonbush. The spruce will be six feet (6') minimum in height within three (3) years of planting and the Buttonbush will be four feet (4') minimum in height within three (3) years of planting, as outlined on Page 8 of Attachment 3. The vegetative management plan was provided as Attachment 4. The types of vegetation, timing of planting, and maintenance plan are included in the vegetative management plan.**

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. **The EcoCat was submitted and the recommendation was to establish pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources is included as Attachment 1, Pages 46 and 47.**

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. **This was provided on Pages 48 through 62 of the application material (Attachment 1). Five (5) threatened or endangered species were in the area.**

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. **While the site is designed around one (1) farmed wetland, there are other wet areas on the property that need to be examined through the stormwater permit review process.**

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. **This information was provided as Attachment 10. The State Historic Preservation Office is requesting a Phase I Archeological Survey, per Attachment 10, Page 14.**

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. **The vegetation management plan, including timelines for planting and maintenance of the vegetation, was provided, see Attachment 4.**

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. **As of the date of this memo, the road use agreement negotiations are ongoing. The application materials (Attachment 1, Page 10) and the site plan (Attachment 3) show at a fifteen foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.**

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. **No drain tile information was provided. On Page 13 of Attachment 1, there is a statement that no drain tile exists on the property.**

BUILDINGS AND BUILDING CODES
No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

ENVIRONMENTAL HEALTH
The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

STORMWATER
The proposed area of disturbance is approximately point six-five acres (0.65). The County has concerns regarding the wet areas identified in the wetland delineation report (Attachment 2) and the farmed wetland identified on the property. The Petitioner submitted a stormwater permit application.

The temporary laydown area shown on the site plan (Attachment 3) is not proposed to be gravel.

Four (4) infiltration basins are shown on the site plan (Attachment 3). Three (3) of these basins would be installed if required by the stormwater pollution prevention plan. No information regarding the infiltration basin was provided.

ACCESS
The application materials (Attachment 1, Page 10) and the site plan (Attachment 3) show a fifteen foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.

PARKING AND INTERNAL TRAFFIC CIRCULATION
No permanent parking was proposed. There will be a staging area during construction.

LIGHTING
No lighting was proposed.

SIGNAGE
The Petitioner proposed installing one (1) sign at the vehicular access gate stating emergency contact information (Attachment 1, Page 13).

GLARE
A glare study was provided as Attachment 13.

IMPACT ON PROPERTY VALUES
No information was provided regarding impacts on property values

ODORS
No odors were foreseen.

NOISE
A noise study was provided as Attachment 12.

RELATION TO OTHER SPECIAL USES
If approved, this would be the second special use permit for a commercial solar energy facility in unincorporated Kendall County.

FINDINGS OF FACT-SPECIAL USE PERMIT
§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Corneils Road will be retained for agricultural use and/or future residential use.**

The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned A-1 and various residential classifications and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Corneils Road and screened by vegetation from neighboring houses to avoid negative visual impacts.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Bristol Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. While no drain tile is believed to be on the subject property, damaged drain tile will be repaired as outlined in the Agricultural Impact Mitigation Agreement and a condition attached to this special use permit.**

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the requested variance is granted, the proposal meets all applicable regulations.**

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan**, **"Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)." However, the proposal is located on property classified as Residential on the Future Land Use Map and the Kendall County Regional Planning Commission recommended denial of similar proposals.**

FINDINGS OF FACT-VARIANCE

§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the United City of Yorkville. Information was provided stating that the United City of Yorkville did not wish to annex the property or enter into a pre-annexation agreement.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because the United City of Yorkville did not wish to enter into a pre-annexation agreement or annex the property.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

RECOMMENDATION

Given that the Kendall County Regional Planning Commission previously recommended denial of proposals on properties classified as Residential on the County's Future Land Use Map, and because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities, Staff's recommendation is neutral. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan (Attachment 3), vegetative management plan (Attachment 4), decommissioning plan (Attachment 5), road access plan (yet to be submitted), and Agricultural Impact Mitigation Agreement (Attachment 6). The Black Hills Spruce shall be planted in one (1) row and the Buttonbush shall be planted in a second row.
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. In the event that the decommissioning bond is insufficient to cover the costs of decommissioning the site as outlined in the decommissioning plan (Attachment 5), the owners of the subject property shall not contest in court if the County wishes to obtain title to the subject property to cover the costs of decommissioning the use allowed by this special use permit.
4. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the southern property line to Bristol Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
5. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
6. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. Any structures, including solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
8. One (1) warning sign shall be placed near or on the entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
9. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
10. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
11. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

13. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

14. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

15. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials
2. Wetland Delineation Reports
3. Site Plan
4. Vegetative Management Plan
5. Decommissioning Information
6. Agricultural Impact Mitigation Agreement
7. January 27, 2025, Email from the United City of Yorkville
8. March 25, 2025, Email from the United City of Yorkville
9. April 2, 2025, Email from Bristol Township
10. State Historic Preservation Office Information
11. NRI Report
12. Noise Study
13. Glare Study

A.

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Zepelak **FILE #:** 1

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
USA Energy Independence 1, LLC

CURRENT LANDOWNER/NAME(s)
Lucaya Asset Management, LLC

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
40.34		02-09-400-007
EXISTING LAND USE	**CURRENT ZONING**	**LAND CLASSIFICATION ON LRMP**
Ag	A-1	

REQUESTED ACTION (Check All That Apply):

- X SPECIAL USE
- ___ MAP AMENDMENT (Rezone to ____)
- ___ VARIANCE
- ____ ADMINISTRATIVE VARIANCE
- ___ A-1 CONDITIONAL USE for: _____
- ___ SITE PLAN REVIEW
- ___ TEXT AMENDMENT
- ___ PRELIMINARY PLAT
- ___ RPD (___Concept; ___ Preliminary; ___ Final)
- ___ FINAL PLAT
- ___ ADMINISTRATIVE APPEAL
- ___ OTHER PLAT (Vacation, Dedication, etc.)
- ___ AMENDMENT TO A SPECIAL USE (____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Gorman	[redacted]	[redacted]
PRIMARY CONTACT PHONE #		CONT [redacted]
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
none		
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER # (Cell, etc.)**

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 12-23-2024

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Date Stamp Here If Checklist Is Complete

5.

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)

USA Energy Independence I, LLC by Daniel J. Gorman

CURRENT LANDOWNER/NAME(s)

Lucayq Asset Management, LLC

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
40.34		02-09-400-007
EXISTING LAND USE	**CURRENT ZONING**	**LAND CLASSIFICATION ON LRMP**
Ag	A1	

REQUESTED ACTION (Check All That Apply):

____SPECIAL USE	___ MAP AMENDMENT (Rezone to ____)	X VARIANCE
____ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for:_____	___ SITE PLAN REVIEW
___ TEXT AMENDMENT ___ PRELIMINARY PLAT	___ RPD (___Concept; ___ Preliminary; ___ Final) ___ FINAL PLAT	___ ADMINISTRATIVE APPEAL ___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (____Major; ____Minor)		

PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	
Daniel J. Gorman	[redacted]	
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
[redacted]		
ENGINEER CONTACT	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER # (Cell, etc.)**

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.**

SIGNATURE OF APPLICANT [redacted] **DATE** 2/19/25

FEE PAID:$_____
CHECK #:_____

[1] *Primary Contact will receive all correspondence from County*
[2] *Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
02.04.25

Date Stamp Here If Checklist Is Complete

3-20-2025
Lucaya Asset Management, LLC
[redacted]
Stanley L. Zepelak, MGR.

I give Enterprise Energy LLC for USA Energy Independence 1, LLC permission to apply and negotiate a special use permit for a community solar project on Parcel # 02-09-400-007. I also grant permission to apply for any building permits the county requires and to apply for consultations to state and federal agencies.

Stanley L. Zepelak, MGR.

[redacted]

Date: March 13th, 2025
Land Use Authority: Kendall County, IL

ENTERPRISE
ENERGY

Application for Variance and Conditional Use Permit

Zepelak (Bristol) 5MW Community Solar Garden

Enterprise Energy LLC for USA Energy Independence 1, LLC

Enterprise Energy LLC, a Illinois limited liability company, doing business in Illinois ("Applicant") submits this Conditional Use Permit application on behalf of USA Energy Independence 1 LLC, a Illinois limited liability company and subsidiary of Enterprise Energy. Applicant requests a permit to construct 5MW alternating current community solar garden upon property with Tax ID 02-09-400-007, legally described by Section 10 of this Narrative.

The collective engineering components are referred to as the "array" The site was selected due to its compliance with the zoning ordinance, its proximity to electrical infrastructure, it's physical characteristics and suitability for solar development, and landowner participation.

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3. Access, Parking, Roads 6
4. Operation 7
5. Landscaping Plan & Visual Impact 7
6. Stormwater Management Plan 8
7. Decommissioning Plan 9
8. Fire Prevention Plan 9
9. Parcel Legal Description 9
10. Exhibit List 10

CUP Request

1. Summary of Project

A Community Solar Garden is a solar power plant that allows people who don't have a good spot for solar panels to be treated by the electric utility as though these solar panels are on their property. We lease or purchase land somewhere that is good for solar, such as this parcel, and pay to develop and install the Community Solar Garden. When the array puts power into the grid, it receives a "bill credit" from the electric utility for that amount of power. The bill credit grants the right to take that same amount of power out of the electric grid at a different location for no cost. We then sell the bill credit to the people who don't have a good spot for solar, thereby allowing them to save money through solar even though they don't have a good spot for solar panels. The people who buy the bill credits are referred to as the "subscribers" since they subscribe to the Community Solar Garden by agreeing to buy the bill credits. The installation will operate as a "Community Solar Garden" as defined by Illinois statute. The contractual term of the installation is 35 years from the commercial operation date.

The underlying property for this project will be purchased by Enterprise Energy. We will continue to be a stakeholder in this project and the community for the duration of the solar garden and beyond. As such, we have made a number of design choices to benefit the surrounding community today and into the future. These include, but are not limited to, preserving a substantial amount of land off of Corneils Rd for future development; creating large setbacks from existing residences to ensure ample space for robust screening; and maintaining existing trees to have effective screening of the array. This project puts this parcel to its highest and best use today, while maintaining beneficial future development potential where it matters most.

Additionally, the Illinois legislature passed a bill that increases the size of Community Solar developments from 2MW AC to 5MW AC. This size increase is important because projects over 2MW pay more in tax revenue. Solar gardens in Illinois increase tax revenue in two primary ways. First, they increase the assessed value of the property. Every 1MW of solar nameplate capacity is assessed at $218,000.00. A 5MW solar array like this one will increase the assessed value by $1,090,000.00. Further, community solar gardens are taxed at the commercial rate rather than the agricultural rate. Thus, generating higher tax revenue on the increased assessed value than other agricultural improvements would.

A 5MW facility will produce 12,500,000 KWh of electricity per year. This electricity will be placed on the local distribution grid to be consumed by local customers. This electricity will be sold to these customers for 10 to 20 percent less then what they pay to ComEd. At 2 cents less (~14%) equates to $250,000.00 of savings that go directly into the pockets of residences and businesses every single year.

2. Methods of Construction

We would like to begin construction as soon as fall 2025 and complete before winter. However, the actual construction process will only take about three months. We haven't set an exact groundbreaking date yet. The construction process begins with preliminary site testing for soil conditions for footings. A construction trailer and portable toilet will be placed on site when we begin groundbreaking.

Construction can be thought of as five phases: footings, racking, panels, electrical, and testing. Typically, a subsequent phase begins when the previous phase is about halfway done. Footings will consist of rows of I-beams that are driven into the ground to a depth of about 10-15 feet with no concrete footing. When about half of the field has I-beams installed, the racking system begins being placed on the I-beams. When the raking is installed on about half of the field, electricians will begin installing the solar panels on the completed portion. When the solar panels about installed about halfway through the field, electricians will begin wiring the system together. After the installation is complete it will undergo about a month of testing from the installer and the electric utility before it becomes commercially operational.



The racking system is attached to driven I-beam that secures the installation to the ground. The I-Beam is driven directly into the ground. The racking and footings are within accepted professional standards given the local soil and climate, and are professional engineered to withstand winds exceeding 150 MPH.



Solar panels produce direct current (DC) electricity. The electrical grid uses alternating current (AC) electricity. The power produced from the array will be run through an "Inverter" that changes the power from direct current to alternating current. The process of inverting the electricity loses some efficiency. Therefore, it will produce more DC power than AC. This conversion is expressed as a DC/AC ratio. This project will have roughly a 1.5 DC/AC Ratio, meaning that for every MW AC that it produces, it produces 1.5MW direct current.



A community solar garden has two concrete equipment pads that takes up approximately 200 sf each. The solar panels are connected by underground electric conduit that leads to the equipment pad where metering equipment is mounted. The amount of electricity that is produced by the solar development is measured by the solar development owner and the electric utility. The power production and equipment are monitored 24/7 by a satellite or cellular based security system. An emergency shutoff switch is also on site.



After the power is metered at the equipment pad, it interconnects into the electric utility's existing three phase distribution power distribution network. The solar installation includes a pole that houses overhead wires and leads to another pole that is controlled by the electric utility. All 5MW of community solar will have a single point of interconnection.



The solar array will be contained within a 6 foot tall chain link security fence as described by the site plan. The fence will meet electrical code requirements and prevent people from trespassing, while allowing birds, insects, small mammals, and other wildlife to pass through. A single fence will surround all 5 MW of the array.



3. Access, Parking and Roads

Access to the site will from Corneils Rd. A packed class five gravel road approximately 15 feet wide with a 40-foot entrance will be installed and maintained. This will be located on a 20 to 40-foot-wide access road easement. Construction parking will be located entirely within the parcel. No additional offsite parking or road parking is required. Multiple simi truckloads of equipment such as solar panels and steel racking will be delivered through the construction process. Pickup trucks, workers, passenger vehicles, bobcats and equipment will be on site most days during construction. The laydown area will not be graveled, should soil conditions require mats will be placed to support vehicle weight. Any rutting will be subsequently graded and reseeded.



[redacted]

4. Operation

Access to the site will be minimal after construction. An engineer will need to access the property by pickup truck at least twice a year to examine the equipment. Maintenance crews will be on site at least twice a year to manage the vegetative cover and remove weeds.

The array will be monitored 24/7 365 days a year by a computer monitoring system that measures the power being produced on site. If a problem arises, the system will alert the system owner so that appropriate personnel can be dispatched to the site to resolve the issue.

The development will be owned and operated by an owner operator selected by the Developer. We have not determined who the owner will be yet, or if it will be sold at all.

5. Landscape Plan & Visual Impact

The Illinois state legislature has passed a law that encourages solar developers to plant solar arrays in pollinator friendly plantings. The Illinois Power Agency prioritizes projects that have provided for pollinator habitat underneath solar developments, including tools evaluating the establishment and maintenance of the pollinator plantings.

We propose to submit a vegetation management plan in compliance with the abovementioned guidelines. The vegetative management plan will create wildlife habitat for birds, small mammals, and insects that cannot live in farmed soils due to pesticides, as well as animals that eat them. Unlike row crops, the vegetative cover will have deep roots that will improve the permeability of the soil, promote soil health, slow down the velocity of water runoff, and prevent topsoil erosion, thereby naturally improving the quality of any surrounding waterbodies or wetlands.

Illinois has promoted the planting of native pollinators in many ways including creating the CRP program, which pays farmers to remove farmland from agricultural production to create wildlife habitat like this solar installation creates for free. Removing overworked farmland from production and returning it to wildlife habitat is a windfall for the community and farmers.

The access road will improve access to whole site. The wetlands located Northeast of the solar garden will be improved due to no longer farming that area. The vegetation management plan will include wet tolerant species that will improve biodiversity and allow that area to function better as a wetland.

The location of the project places it on flat elevation. This will prevent expansive views of the solar array from Corneils Rd and neighboring properties. Further it will limit views of the solar array to "leading edge views". A double row of trees (one each of Black Hill Spruce and

Buttonbush) on the South and East sides of the project will mitigate the "leading edge" views from neighbors and the public. There are limited residences in the area. Existing screening on the property line already limits views of the subject parcel. Residential areas are also set back from this project in excess of county requirements. Kendall county requires 50-foot setbacks from the road; we have provided over 500 feet. The county requires 50-foot setbacks from property lines and this project has well over 150' separation. Kendall county requires 150-foot setbacks from neighboring residential structure and we have provided in excess of 250 feet. Between the elevation, new screening, existing screening, and setbacks, there will be no adverse impacts generated to surrounding landowners or the community.



6. Stormwater Management Plan

Stormwater management measures will be determined by a Illinois licensed civil engineer as part of a full civil design set, which will be submitted for a building permit, and be subject to review and approval by environmental staff. The plan will include a SWPPP, stormwater runoff calculations, identify water retention basins, and utilize measures such as erosion control logs, silt fences, and infiltration basins. The stormwater management plan will comply with local laws and rules, as well as the Illinois Board of Soil and Water, DNR, MPCA, and other state and federal requirements. Limited excavation is expected and applicant will submit a completed erosion control plan to be reviewed and approved by county staff prior to the issuance of the building permit.

No County drain tile or cross property tile is located on the parcel. After consultation with the landowner and inspection no private drain tile was identified. Under the lease agreement with the landowner, the developer assumes responsibility for any tile discovered during construction. We have entered into an AIMA with the Illinois Department of Agriculture which requires specific methods of identifying and preserving any discovered drain tile. The developer will comply with the AIMA in all respect concerning the discovery and protection of any discovered drain tile.

7. Decommissioning Plan

The solar tenant and its successors shall be responsible for decommission of the solar installation upon the expiration of the lease, land use permits, or the cessation of power generation for a period longer than 12 months, at which point the solar installation will be deconstructed and removed. All footings, electrical components and underground wires, fences, and other solar equipment will be removed, and the land can be restored to agricultural production.

The solar installation will comply with any decommissioning security requirements or procedures that are required by the land use authority. The land lease for solar installation contains a contractual obligation for the solar tenant to decommission the solar installation and restore the property. It also requires that the tenant post a security for removal in the form of a bond, escrow, or letter of credit prior to construction, payable to the property owner, in the event that the land use authority does not require one. The purpose of the security is to ensure that sufficient money is set aside to remove the solar installation before it is built.

8. Fire Prevention Plan

The solar installation will comply with the international building code, including sections 605.11-605.11.2 regarding the location of underground electrical conduit, the national electric code, and all local electric and fire codes and ordinances. The solar installation will have emergency contact information posted on a sign at the fence entrance. The local fire department will be given an emergency key to the security fence. Solar production will be monitored 24/7 for electrical and mechanical issues.

9. Legal Description

PID 02-09-400-007

That part of the Southeast Quarter of Section 9 and part of the Northeast quarter of Section 16, Township 37 North, Range 7, East of the third principal meridian described as follows: Commencing at the Southwest corner of the Southeast quarter of said section 9. Thence North 01 Degrees 09 Minutes 37 Seconds West along the West line of the Southeast Quarter of Said Section 9, 166.96 feet to the Northwest corner of Bristol Woods Subdivision Unit One, and the Point of Beginning; thence continuing North 01 Degrees 09 Minutes 37 Seconds West, Along the West line

of the Southeast Quarter of said Section 9, 1159.50 Feet to the North line of the South Half of the South Half of the Said Section 9; thence North 87 Degrees 53 Minutes 14 Seconds East, along said North line, 1328.39 feet to the West line of the South East Quarter of the Southeast Quarter of said Section 9; Thence South 01 Degrees 15 Minutes 59 Seconds East, along said West line and West line extended, 1366.35 feet to the center of Corneils road, as occupied and monumented; Thence Southwesterly and Westerly the following four courses along the centerline of Corneils road; thence Southwesterly along a curve to the left with radius of 288.20 feet, chord bearing south 60 Degrees 29 Minutes 21 Seconds West, arc distance of 67.59 feet; thence South 53 Degrees 46 Minutes 14 Seconds West, 153.58 feet; thence Southwesterly along a curve to the right with radius of 281.33 feet, a cord bearing south 70 Degrees 42 Minutes 24 Seconds West, arc distance of 166.99 feet; thence South 88 Degrees 8 Minutes 3 Seconds West, 294.95 feet to the East line of Bristol Woods Unit One; Thence North 01 Degrees 51 Minutes 57 Seconds West, along said East line, 368.40 feet to the North line of Bristol Woods Unit One; Thence South 88 Degrees 08 Minutes 03 Seconds West, Along said North Line, 689.90 feet to the Point of Beginning, In Bristol Township, Kendall County, Illinois.

10. Exhibit List

a. Special Use Permit Application Form
b. Site Plan (Site Map)
    i. Structural Detail Drawing
    ii. Elevation
    iii. Fence Detail Drawing
    iv. Equipment Pad Drawing
    v. Topographic Map
    vi. Protected Lands Map
    vii. Solar Panel Technical Data
    viii. Certificates
c. Deed
d. Title Report
e. Decommissioning Plan
f. AIMA
g. IL Department of Natural Resources (E-Cat)
h. US Fish & Wildlife Service (iPAC)
i. State Historic Preservation (SHPO)
j. Wetland Delineation
k. Vegetation Management Plan
l. Wetland Map
m. Floodplain Map
n. Zoning Map
o. Neighboring Zoning Classification
p. Disturbed Area Calculations
q. Disclosure of Beneficiaries
r. Memorandum of Purchase Option
s. Variance Request

[redacted]

LEGAL DESCRIPTION
NORTH PARCEL

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9. THENCE NORTH 01 DEGREES 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 166.96 FEET TO THE NORTHWEST CORNER OF BRISTOL WOODS SUBDIVISION UNIT ONE, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 09 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 1159.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 9; THENCE NORTH 87 DEGREES 53 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, 1328.39 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 15 MINUTES 59 SECONDS EAST, ALONG SAID WEST LINE AND WEST LINE EXTENDED, 1366.35 FEET TO THE CENTER OF CORNEILS ROAD, AS OCCUPIED AND MONUMENTED; THENCE SOUTHWESTERLY AND WESTERLY THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF CORNEILS ROAD: THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH RADIUS OF 288.20 FEET, CHORD BEARING SOUTH 60 DEGREES 29 MINUTES 21 SECONDS WEST, ARC DISTANCE OF 67.59 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 14 SECONDS WEST, 153.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH RADIUS OF 281.33 FEET, CHORD BEARING SOUTH 70 DEGREES 42 MINUTES 24 SECONDS WEST, ARC DISTANCE OF 166.99 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 03 SECONDS WEST, 294.95 FEET TO THE EAST LINE OF BRISTOL WOODS UNIT ONE ; THENCE NORTH 01 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE, 368.40 FEET TO THE NORTH LINE OF BRISTOL WOODS UNIT ONE; THENCE SOUTH 88 DEGREES 08 MINUTES 03 SECONDS WEST, ALONG SAID NORTH LINE, 689.90 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

C.

TRUSTEE'S DEED
(Illinois)

202100004104
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 2/17/2021 09:05 AM
TRSD: 57.00 RHSPS FEE: 10.00
PAGES: 4

Unofficial

THIS DEED made this 4th day of FEBRUARY, 2021, between STANLEY ZEPELAK, AS TRUSTEE OF THE STANLEY L. ZEPELAK TRUST, of [redacted] Grantor, and LUCAYA ASSET MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, of [redacted]

WITNESSES: The Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Kendall, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, hereunto set his hand the day and year first above written.

STANLEY L. ZEPELAK TRUST

[redacted] Trustee

By: _____
STANLEY ZEPELAK, TRUSTEE

181171/1

STATE OF FLORIDA)
) ss.
COUNTY OF Manatee)

I, the undersigned, a Notary Public, in and for said County and in the State aforesaid, DO HEREBY CERTIFY THAT, STANLEY ZEPELAK, as Trustee of the Stanley L. Zepelak Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as such Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 4 day of February, 2021.

JAY R BOSWELL
Notary Public - State of Florida
Commission # GG 218682
My Comm. Expires May 16, 2022

[redacted]
Notary Public
Commission expires: 05/16/2022

"Exempt under provisions of Paragraph "e" Section 31-45, Real Estate Transfer Law"

2/4/2021 [redacted] Trustee
Date **Buyer, Seller or Representative**

Unofficial

Instrument Prepared by: Craig J. Cobine, Esq., Attorney at Law, 111 E. Jefferson Avenue, Naperville, Illinois 60540

Mail To:

Craig J. Cobine, Esq.
Dommermuth, Cobine, West, Gensler,
Philipchuck and Corrigan, Ltd.
[redacted]

Send Subsequent Tax Bills To:

Lucaya Asset Management, LLC
c/o Stanley L. Zepelak, Manager
[redacted]

OR RECORDER'S OFFICE BOX NO. _____

181171/1

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH 01 DEGREE 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 166.96 FEET TO THE NORTHWEST CORNER OF BRISTOL WOODS SUBDIVISION UNIT ONE, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 09 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 1159.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 9; THENCE NORTH 87 DEGREES 53 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, 1328.39 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 15 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE AND WEST LINE EXTENDED, 1366.88 FEET TO THE CENTER OF CORNEILS ROAD, AS OCCUPIED AND MONUMENTED; THENCE SOUTHWESTERLY AND WESTERLY THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF CORNEILS ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH RADIUS OF 288.20 FEET, CHORD BEARING SOUTH 60 DEGREES 29 MINUTES 21 SECONDS WEST, ARC DISTANCE OF 67.59 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 14 SECONDS WEST, 152.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 281.33 FEET, CHORD BEARING SOUTH 70 DEGREES 42 MINUTES 24 SECONDS WEST, ARC DISTANCE OF 166.99 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 07 SECONDS WEST, 294.95 FEET TO THE EAST LINE OF BRISTOL WOODS UNIT ONE; THENCE NORTH 01 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE 368.40 FEET TO THE NORTH LINE OF BRISTOL WOODS UNIT ONE; THENCE SOUTH 88 DEGREES 08 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE 689.90 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN: 02-09-400-007

Address of Real Estate: 40.34 acres Vacant Land (Bristol Farm-North), Corneils Road, Kendall County, Illinois

UNOFFICIAL

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Craig J. Cobine, Attorney for Stanley Zepelak, Trustee of the Stanley L. Zepelak Trust, being duly sworn on oath, states that affiant resides at [redacted]. And further states that: (please check the appropriate box)

A. [ ] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. [x] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 11th day of February, 2021.

[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant Craig J. Cobine, Attorney

OFFICIAL SEAL
ANNA M VOIGHTMAN
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires 11/01/2021

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

Unofficial

D.

Greater Illinois Title Company

A Policy Issuing Agent of Stewart Title Guaranty Company

ALTA Commitment - Schedule B-I

File Number: [redacted]
Customer Reference Number: [redacted]
Commitment Date: **December 31, 2024**

Issued by: **Greater Illinois Title Company**
[redacted]
Phone:
Fax: [redacted]

SCHEDULE B - PART I

Requirements

All of the following Requirements must be met:

A) THE PROPOSED INSURED MUST NOTIFY THE COMPANY IN WRITING OF THE NAME OF ANY PARTY NOT REFERRED TO IN THIS COMMITMENT WHO WILL OBTAIN AN INTEREST IN THE LAND OR WHO WILL MAKE A LOAN ON THE LAND. THE COMPANY MAY THEN MAKE ADDITIONAL REQUIREMENTS OR EXCEPTIONS.

B) PAY THE AGREED AMOUNT FOR THE ESTATE OR INTEREST TO BE INSURED.

C) PAY THE PREMIUMS, FEES, AND CHARGES FOR THE POLICY TO THE COMPANY.

D) DOCUMENTS SATISFACTORY TO THE COMPANY THAT CONVEY THE TITLE OR CREATE THE MORTGAGE TO BE INSURED, OR BOTH, MUST BE PROPERLY AUTHORIZED, EXECUTED, DELIVERED, AND RECORDED IN THE PUBLIC RECORDS.

E) FOR EACH POLICY TO BE ISSUED AS IDENTIFIED IN SCHEDULE A, ITEM 2, THE COMPANY SHALL NOT BE LIABLE UNDER THIS COMMITMENT UNTIL IT RECEIVES A DESIGNATION FOR A PROPOSED INSURED, ACCEPTABLE TO THE COMPANY. AS PROVIDED IN COMMITMENT CONDITION 4, THE COMPANY MAY AMEND THIS COMMITMENT TO ADD, AMONG OTHER THINGS, ADDITIONAL EXCEPTIONS OR REQUIREMENTS AFTER THE DESIGNATION OF THE PROPOSED INSURED

F) THE PROPOSED POLICY AMOUNT(S) MUST BE DISCLOSED TO THE COMPANY, AND SUBJECT TO APPROVAL BY THE COMPANY, ENTERED AS THE PROPOSED POLICY AMOUNT. AN OWNER'S POLICY SHOULD REFLECT THE PURCHASE PRICE OR FULL VALUE OF THE LAND. A LOAN POLICY SHOULD REFLECT THE LOAN AMOUNT OR VALUE OF THE PROPERTY AS COLLATERAL. PROPOSED POLICY AMOUNT(S) WILL BE REVISED AND PREMIUMS CHARGED CONSISTENT THEREWITH WHEN THE FINAL AMOUNTS ARE APPROVED.

G) PAY ALL TAXES, CHARGES AND ASSESSMENTS AFFECTING THE LAND THAT ARE DUE AND PAYABLE, INCLUDING THOSE SOLD, FORFEITED OR UNPAID FROM PRIOR YEARS AS SET FORTH IN SCHEDULE B - PART II.

H) AS TO ANY MORTGAGES, LIENS OR RELATED DOCUMENTS SET FORTH IN THIS SCHEDULE B - PARTS I OR II, WE MUST BE FURNISHED SATISFACTIONS OR RELEASES THEREOF, OR SUFFICIENT DOCUMENTATION AND FUNDS TO SATISFY SAID MATTERS.

I) PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION(S), PLEASE CONTACT OUR OFFICES IMMEDIATELY.

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Greater Illinois Title Company

A Policy Issuing Agent of Stewart Title Guaranty Company

File Number [redacted]
Customer Reference Number: [redacted]
Commitment Date: **December 31, 2024**

J) COMPLIANCE WITH THE PROVISIONS OF THE 'PLAT ACT' (765 ILCS 205/0.01 ET SEQ.) MAY BE NECESSARY PRIOR TO RECORDING ANY DEED CONVEYING THE LAND.

K) RELATIVE TO LUCAYA ASSET MANAGEMENT, LLC, A LIMITED LIABILITY COMPANY, WE MUST BE FURNISHED (A) CERTIFICATION FROM THE SECRETARY OF STATE THAT LUCAYA ASSET MANAGEMENT, LLC HAS PROPERLY FILED ITS ARTICLES OF ORGANIZATION, (B) A COPY OF THE ARTICLES OF ORGANIZATION, TOGETHER WITH ANY AMENDMENTS THERETO, (C) A COPY OF THE OPERATING AGREEMENT, IF ANY, TOGETHER WITH ANY AMENDMENTS THERETO, (D) A LIST OF INCUMBENT MANAGERS OR OF INCUMBENT MEMBERS IF MANAGERS HAVE NOT BEEN APPOINTED, AND (E) CERTIFICATION THAT NO EVENT OF DISSOLUTION HAS OCCURRED.

NOTE: IN THE EVENT OF A SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE L.L.C. OR OF A SALE OF L.L.C. ASSETS TO A MEMBER OR MANAGER, WE SHOULD BE FURNISHED A COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION ADOPTED BY THE MEMBERS OF THE L.L.C.

L) EXISTING UNRECORDED LEASES, IF ANY.

M) NEW CONSTRUCTION.

N) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

O) RELATIVE TO THE NEW IMPROVEMENTS ON THE SUBJECT LAND WE MUST BE FURNISHED THE FOLLOWING DOCUMENTATION A MINIMUM OF 72 HOURS PRIOR TO CLOSING:

A. OWNER'S AND CONTRACTOR'S AFFIDAVITS AND SATISFACTORY MECHANIC LIEN WAIVER DOCUMENTATION WITH EVIDENCE OF PAYMENT.

B. CURRENT SPOTTED SURVEY.

C. THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS WE MAY DEEM APPROPRIATE.

ALTA 9-06 WILL BE CONSIDERED FOR THE TITLE POLICIES TO ISSUE UPON COMPLIANCE WITH THE SUBJECT EXCEPTION.

P) THE ABOVE EXCEPTIONS CAN ONLY BE WAIVED UPON CONSULTATION WITH OUR CONSTRUCTION ESCROW DEPARTMENT. PLEASE CONTACT OUR CONSTRUCTION ESCROW DEPARTMENT 72 HOURS PRIOR TO CLOSING FOR CONSULTATION.

Q) WE MUST BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY PROPERTY MANAGER EMPLOYED ON BEHALF OF THE OWNER.

R) WE HAVE NOT PRE-BILLED FOR ANY COMMERCIAL ESCROW FEES. OUR ESCROW DEPARTMENT MUST BE CONTACTED PRIOR TO CLOSING AND THIS COMMITMENT AND INVOICE ARE SUBJECT TO ANY FURTHER CHANGES WE MAY DEEM NECESSARY.

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Greater Illinois Title Company

A Policy Issuing Agent of Stewart Title Guaranty Company

File Number: [redacted]
Customer Reference Number: [redacted]
Commitment Date: **December 31, 2024**

S) IN THE EVENT WE ARE REQUESTED TO ISSUE ANY OF THE FOLLOWING ENDORSEMENTS:

ALTA 3 (ZONING)
ALTA 9 (COMPREHENSIVE)
ALTA 17 (ACCESS)
ALTA 19 (CONTIGUITY)
ALTA 25 (SURVEY)

WE MUST BE FURNISHED AN ALTA LAND SURVEY PRIOR TO CLOSING FOR REVIEW.

T) THIS COMMITMENT IS SUBJECT TO FINAL UNDERWRITING APPROVAL AND IS PROVIDED FOR CONVENIENCE PURPOSES ONLY. ACCORDINGLY, THIS COMMITMENT, AND POLICIES IF AND WHEN ISSUED, IS SUBJECT TO ADDITIONAL LIMITATIONS, REQUIREMENTS OR EXCEPTIONS AS MAY BE DEEMED NECESSARY UPON FINAL UNDERWRITING REVIEW.

END OF SCHEDULE B - PART I REQUIREMENTS

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Greater Illinois Title Company

A Policy Issuing Agent of Stewart Title Guaranty Company

ALTA Commitment - Schedule B-II

File Number: [redacted]
Customer Reference Number: [redacted]
Commitment Date: **December 31, 2024**

Issued by: **Greater Illinois Title Company**
[redacted]
Phone: [redacted]
Fax: [redacted]

SCHEDULE B - PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

7. GENERAL REAL ESTATE TAXES FOR THE YEAR 2024. TAX NO. 02-09-400-007.

   NOTE: THE AMOUNT OF THE 2023 TAXES WAS $1,297.96.

   NOTE: THE 2024 TAXES ARE NOT YET DUE AND PAYABLE.

8. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY.

9. DRAINAGE DITCHES, LATERALS, FEEDERS, DRAINAGE TILES OR OTHER DRAINAGE EASEMENT RIGHTS, IF ANY.

10. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES.

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Greater Illinois Title Company

A Policy Issuing Agent of Stewart Title Guaranty Company

File Number [redacted]
Customer Reference Number: [redacted]
Commitment Date: **December 31, 2024**

11. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

END OF SCHEDULE B - PART II EXCEPTIONS

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PRIVACY NOTICE

Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.

2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.

3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.

- To provide, support, personalize, and develop our website, products, and services.

- To create, maintain, customize, and secure your account with Stewart.

- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.

- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.

b. To provide, support, personalize, and develop our website, products, and services.

c. To create, maintain, customize, and secure your account with Stewart.

d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.

e. To prevent and/or process claims.

f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.

g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.

h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.

i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).

j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.

k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.

l. Auditing for compliance with federal and state laws, rules, and regulations.

m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.

n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)

b. Affiliated Companies.

c. Parties involved in litigation and attorneys, as required by law.

d. Financial rating organizations, rating bureaus and trade associations.

e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. **Deletion Request Rights**

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. **Opt-Out of Information Sharing and Selling**

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. **Correction of Inaccurate Information**

You have the right to request that Stewart correct any inaccurate information maintained about.

v. **Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting https://www.stewart.com/en/quick-links/ccpa-request.html

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Project Details

Project Information

Project ID	016030325	Title	New Construction of a Community Solar Project, USA Energy Independence 1, LLC
County	KE	General Location	Bristol
Law	State	Ownership	Unknown
Received Date	3/3/2025	Completion Date	
Acres	36 9	Surveyed By	
Structural Sites	0	Archaeological Sites	0
Comments			

List of Properties

HARGIS Ref Number	Property Type	Address	City	State Site Number	STR	Determination Of Eligibility
	Archaeological	9318 Corneils Rd., North side of Corneils Road West of West St.	Bristol		9 - 37N - 7E 16 - 37N - 7E	undetermined

No Project Property Found

Project Status History

Status	Remarks	Date
Application Received		3/3/2025

List of IN Correspondence

Correspondence Name	Received Date	Remarks	Archaeology Survey ID

No In Correspondence Found

List of OUT Correspondence

Correspondence Name	Date	Correspondence

No OUT Correspondence Found

Q.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant USA Energy Independence 1, LLC

   Address [redacted]

   City [redacted] State [redacted] Zip [redacted]

2. Nature of Benefit Sought Special use Permit

3. Nature of Applicant: (Please check one)
   - ___ Natural Person
   - X Corporation
   - ___ Land Trust/Trustee
   - ___ Trust/Trustee
   - ___ Partnership
   - ___ Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant: USA Energy Independence 1, LLC is a wholly owned subsidiary of Enterprise Energy, LLC.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Enterprise Energy, LLC	[redacted]	100%
- Evan Carlson		48.5%
- Eric Pasi		48.5%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Evan Carlson [redacted] Manager

VERIFICATION

I, Evan Carlson, (manager of Enterprise Energy LLC) on Energy Independence 1, LLC, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 18th day of December, A.D. 2024

(seal)

MICHAEL PATRICK KAMPMEYER
Notary Public-Minnesota
My Commission Expires Jan. 31, 2029

[redacted]

Notary Public

R.

202500000529
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 01/14/2025 03:12 PM
RECORDING FEE 57.00
RHSP 19.00
PAGES: 7

(Space Above for Recorder's Use Only)

MEMORANDUM OF PURCHASE AGREEMENT

THIS MEMORANDUM OF PURCHASE AGREEMENT (this "**Memorandum**") is dated as of JANUARY 10, 2025, _____, Lucaya Asset Management, LLC, a Florida Limited Liability Company, (collectively, "**Seller**"), with an address of [redacted] and USA Energy Independence 1, LLC, an Illinois limited liability company, with an address of [redacted] and its successors and assigns ("**Buyer**").

RECITALS

A. Landlord is the owner of certain real property located in the County of Kendall, State of Illinois, and being more particularly described in Exhibit A attached hereto and made a part hereof ("**Parcel**").

B. Seller and Buyer have entered into that certain Purchase Agreement, dated April 6, 2024 (the "**Effective Date**") whereby Landlord has agreed to sell to Tenant the Parcel for solar energy purposes.

C. The parties wish to give record notice of the existence of such Purchase Agreement.

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Seller and Buyer have entered into the Purchase Agreement to purchase and demise the Parcel for solar energy. Pursuant to the Purchase Agreement, Buyer has the right to purchase from the Seller the parcel(s) of land listed in Exhibit A.

2. The initial term of the Purchase Agreement is for Three (3) years, commencing on April 30th, 2024 and expiring on April 30th, 2027.

3. The Purchase Agreement granted to Buyer therein shall burden the Parcel and shall run with the land. The Purchase Agreement shall inure to the benefit of and be binding upon Seller and Buyer and, to the extent provided in any assignment or other transfer under the Purchase

Agreement, any assignee or Tenant, and their respective heirs, transferees, successors and assigns, and all persons claiming under them.

4. This Memorandum of Purchase Agreement has been executed and delivered by the parties for the purpose of recording and giving notice of the Purchase Agreement in accordance with the terms, covenants and conditions of the Purchase Agreement.

5. This Memorandum of Purchase Agreement is for notice and recording purposes only and shall not be deemed to change or modify any of the terms, covenants, and conditions stated in the Purchase Agreement. In the event of any inconsistency between the terms of the Purchase Agreement and this Memorandum of Purchase Agreement, the terms of the Purchase Agreement shall control.

6. This Memorandum may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same document.

7. If in buyer's sole discretion they determine they cannot or will not proceed with the purchase of the parcel prior to expiration of the option, then Buyer agrees to release the lease and promptly file an Affidavit of Termination of Option Agreement at the Kendall County Recorder's Office.

[REST OF PAGE LEFT BLANK; SIGNATURES ON SEPARATE SHEETS]

IN WITNESS WHEREOF, each of the parties hereto has caused this Memorandum to be duly executed as of the day and year first above written.

Buyer: USA Energy Independence 1, LLC
an Illinois limited liability company,

[redacted]

By: _____
Name: Evan Carlson
Title: Manager

COUNTY OF Hennepin)
) ss.
STATE OF MINNESOTA)

This instrument was acknowledged before me on 1/13/25 by Evan Carlson as Manager of **USA Energy Independence 1, LLC** an Illinois limited liability company, on behalf of the company.

MICHAEL PATRICK KAMPMEYER
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

[redacted]

Notary Public
My commission expires: 1/31/2028

[Buyer's Signature Page to Memorandum of Purchase Agreement]

Seller: Lucaya Asset Management, LLC

By: [redacted]
Name: Stanley L Zepelak
Title: Manager

COUNTY OF Sarasota)
) ss.
STATE OF FLORIDA)

This instrument was acknowledged before me on 1/10/25 by Stanley L Zepelak, manager of Lucaya Asset Management, LLC.

[redacted]
Notary Public
My commission expires: 11/26/27

MICHAEL KORMAN
Notary Public - State of Florida
Commission # HH 453757
My Comm. Expires Nov 26, 2027

THIS INSTRUMENT DRAFTED BY AND
WHEN RECORDED RETURN TO:
Evan Carlson
USA Energy Independence 1, LLC
[redacted]

[Seller's Signature Page to Memorandum of Purchase Agreement]

EXHIBIT A
TO MEMORANDUM OF LEASE

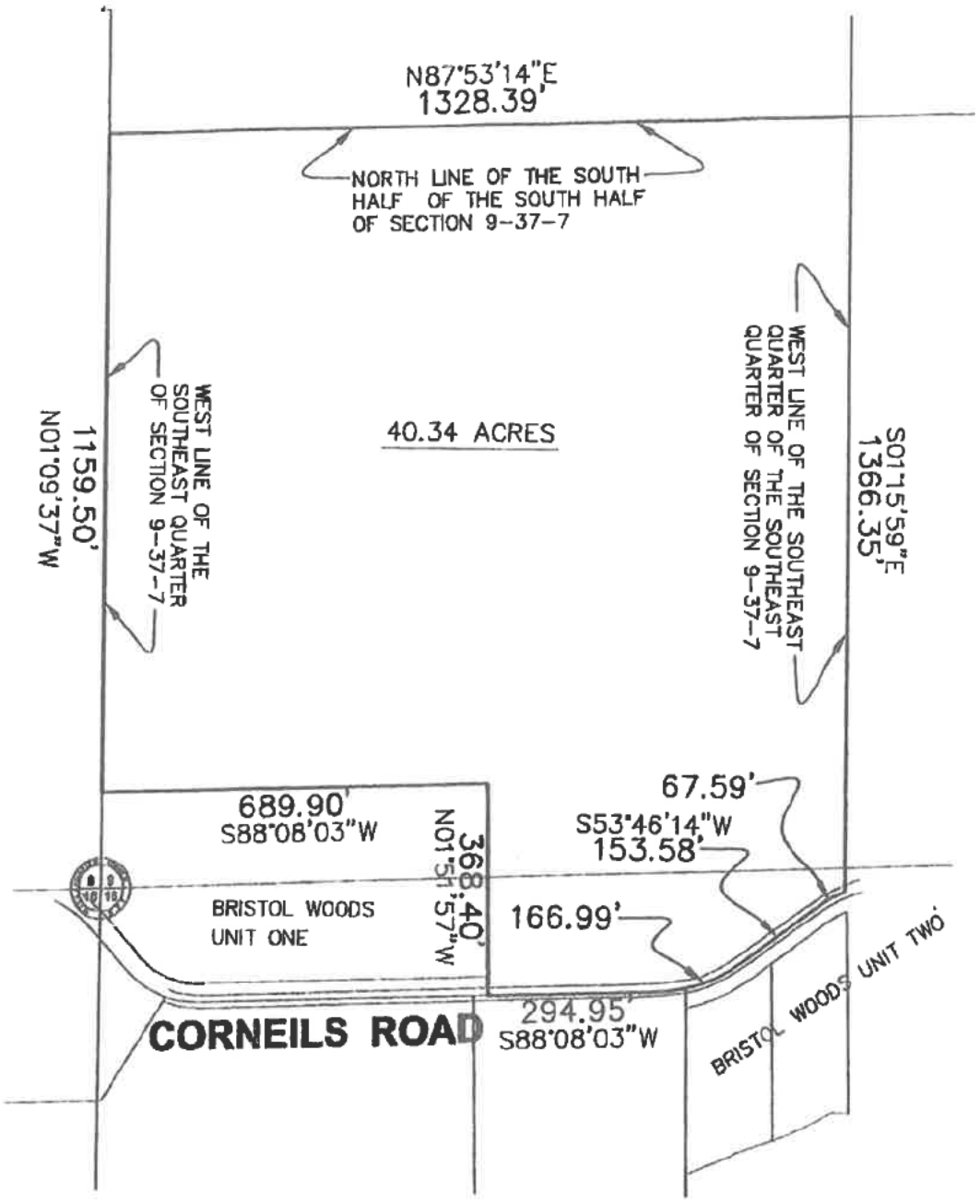
DESCRIPTION OF THE PARCEL

PIN # 02-09-400-007

LEGAL DESCRIPTION
NORTH PARCEL

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9. THENCE NORTH 01 DEGREES 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 166.96 FEET TO THE NORTHWEST CORNER OF BRISTOL WOODS SUBDIVISION UNIT ONE, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 09 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 1159.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 9; THENCE NORTH 87 DEGREES 53 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, 1328.39 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 15 MINUTES 59 SECONDS EAST, ALONG SAID WEST LINE AND WEST LINE EXTENDED, 1366.35 FEET TO THE CENTER OF CORNEILS ROAD, AS OCCUPIED AND MONUMENTED; THENCE SOUTHWESTERLY AND WESTERLY THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF CORNEILS ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH RADIUS OF 288.20 FEET, CHORD BEARING SOUTH 60 DEGREES 29 MINUTES 21 SECONDS WEST, ARC DISTANCE OF 67.59 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 14 SECONDS WEST, 153.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH RADIUS OF 281.33 FEET, CHORD BEARING SOUTH 70 DEGREES 42 MINUTES 24 SECONDS WEST, ARC DISTANCE OF 166.99 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 03 SECONDS WEST, 294.95 FEET TO THE EAST LINE OF BRISTOL WOODS UNIT ONE ; THENCE NORTH 01 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE, 368.40 FEET TO THE NORTH LINE OF BRISTOL WOODS UNIT ONE; THENCE SOUTH 88 DEGREES 08 MINUTES 03 SECONDS WEST, ALONG SAID NORTH LINE, 689.90 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

BOUNDARY EXHIBIT



Engineering Enterprises, Inc.
Civil Engineers & Land Surveyors
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

P06100 02

Kendall County – Findings of Fact

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

Community solar has beneficial impacts on the public health, safety and welfare of the local community. The purpose of solar is to generate electricity with far less pollution than existing electric generating facilities. By installing community solar less oil and natural gas are burned thereby reducing smog and other airborne pollution. Additionally, community solar has numerous benefits on the local environment. By replacing monoculture agricultural with pollinator friendly ground cover community solar provides habitat for many of Illinois native species. This perennial ground cover also consumes excess phosphate and nitrogen preventing these from entering the ground and surface water resources. Community solar operation is otherwise benign, and does not create light or noise pollution. Nor does it create noxious odors.

Community solar will not have any effect on the morals within the surrounding area.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

This project will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted. Nor will it be detrimental to neighboring property values.

Community Solar is a benign use of land. It does not create, noxious odors, light pollution, or loud noises. Not only does it not pollute the water, land or air, it actively remediates existing pollution from the area, and limits existing sources of that pollution going forward. The only concern stemming from community solar is that some people perceive it to be unsightly. This project in particular has been designed to eliminate views of the solar array to address this potential concern.

This project has been sited and designed to prevent views of the solar array. There are only a handful of local residences. This project has setbacks from these residences substantially greater than the County requires. In addition, there are already a substantial amount of fully grown trees that will screen the views from these residences. We plan to plant additional trees to limit the views in any area where existing screening is insufficient. In addition, we have intentionally left over 15 Acres on the South of the project to set the solar array far back from the road. The majority of this acreage can be developed into lots in the future to put that area to its highest and best use. These lots will have screening trees planted on them, and once construction begins on these lots, the buildings themselves will further prevent views from the road. The whole solar array is placed on a flat ground, that will prevent expansive views of the solar garden from any neighboring property.

People are concerned with how community solar affects their property values. Many studies on this very topic have been performed. Virtually all of them show that community solar either has no impact on property values at all or a slight increase on property values. This project specifically will not detract from neighboring property values because it has robust screening, the elevation is such to not permit expansive views of the project, and is well set back from public roads and neighboring property lines.

This project does have several aspects that will increase property values, not just for the neighbors, but also for the community at large. This project will generate a lot of additional tax revenue for the community. Illinois state law says that the assessed value of a community solar garden is $218,000.00 per MW of name plate capacity. This 5MW garden will add $1,090,000.00 to the tax rolls for the community. Further it will be taxed at the commercial rate. This will provide funds for county services. Even better, community solar does not require any additional community services, unlike residential, industrial, or other forms of commercial development. As a result, the additional tax revenue is available to provide other community services or lower taxes across the board.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

Yes, there are adequate utilities and facilities to support this project. The electricity generated by this project will be placed on the local grid. We have already determined that there is sufficient existing capacity to support this system size. Additionally, the interconnection point will be added at our expense, so no additional costs will be borne by the local consumer. Should ComEd determine that minor upgrades to their system be necessary, those too will be paid for out of our pocket.

Otherwise, community solar does not need access to utility services above what is currently being used on the property.

During the construction phase some local traffic will be generated. The construction phase generally lasts only a few months. All parking will be onsite with no road shoulder parking. Any damage to existing roads will be paid for by the owner operator of the facility. Additionally, an access road will be installed and maintained to facilitate onsite traffic.

During the operation phase of this project minimal traffic will be generated on city roads. Two to four times per year landscape maintenance workers will be onsite to maintain the vegetative undergrowth and inspect screening elements. Additionally, replacement of broken panels may be preformed on an as needed basis, but expected to be less than once per year.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals

Yes. Kendall County permits community solar systems in agricultural zoned land. We meet or exceed all setbacks required by the county. In addition, we have supplied all required documentation from state and local authorities requested by the county ordinance and will abide by the recommendations and guidelines set by those agencies. This project is not on protected land. We have a signed AIMA with the Illinois Department of Agricultural. As such all state and local laws and regulations are being followed.

In addition, consultation with all local municipalities within 1.5 miles of the project has occurred, no pre-annexation agreement has been requested.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

Yes, our project is consistent with the Land Resource Management Plan for land use in Kendall County. The plan specifically promotes "Support (for) the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal). This project will generate over 12,500,000 KWh of renewable energy PER YEAR. This electricity will be placed on the local grid for consumption by local businesses and residences. This results in approximately $250,000.00 of savings for residences and businesses every year. Further, it improves the robustness if the infrastructure as the community is less reliant on the transmission level grid.

This project protects water and land resources consistent with the Land Resource Management Plan. The existing wetlands near our project are presently farmed. By building this project those area will be enhanced by the no longer being farmed. This will allow native wetland vegetation to thrive providing wetland habitat to local species and allowing wetland to perform their natural functions. This project has no floodplain areas and will preserve the natural drainage patterns on the property. Additionally, this project does not propose cutting any trees. Instead, we will plant dozens of new trees to provide screening from neighbors and Corneils Rd. These trees (along with the native pollinator friendly ground cover) will provide additional habitat and food for pollinators and native animals. Plus, the deep-rooted plants will stabilize the soil and diminish sediment and pollution runoff.

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

Our community solar project is physically located on a parcel within 1.5 miles of the City of Yorkville. Kendall County ordinance S36-282 17(a) says:

> *All commercial solar energy facilities and test solar energy systems located within one and one-half (1½) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property.*

At present there is no known existing annexation agreement, either voluntary or involuntary, that would include this parcel. As such, strict compliance with this requirement is impossible with presently available agreements.

Ultimately the determination of whether the City of Yorkville wishes to annex or enter into a pre-annexation agreement for a given parcel is up to the City of Yorkville and not the developer. This project was presented to the city and upon review they stated that the city does not wish to pursue annexation or a pre-annexation agreement at this time. However, they did recognize that the project may proceed through Kendall County's permitting process rather than the city's process.

The physical surroundings of the parcel (being located within 1.5 miles of the municipality) thus creates an unreasonable hardship and practical difficulty if the strict letter of the regulations were carried out. This project meets all other state and county requirements and is only deficient due to the elective choice by the city to not annex this parcel at this time.

That the conditions upon which the requested variation is based would not be applicable, generally to other property within the same zoning classification.

The conditions upon which the requested variation is based are not generally applicable to other properties within the same zoning classification. Most similarly zoned properties fall outside the 1.5-mile limit of municipalities or are already incorporated into a city. Of the ones inside the limit but unincorporated, the city would likely desire to annex or enter into a pre-annexation agreement prior to development. The variance we are requesting is only necessitated because the subject parcel is unincorporated, falls within 1.5 miles of the city limit, and the city has electively chosen not to annex the parcel at this time. The project otherwise meets all state and county requirements.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The practical difficulty was created by the interplay of providing an annexation agreement as a condition of obtaining a special use permit and the fact that the city has electively chosen not to annex this particular parcel. In this instance there was nothing the landowner or developer did to create this unique situation.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

The granting of this variance and will not be a detriment to the public welfare or injurious to other property or improvements in the neighborhood. The purpose of the requirement is to give municipalities the right to annex nearby properties at the time of development. The city believes that annexation of this parcel at this time is not beneficial to the city. As such the public welfare is being maintained by allowing the city to choose if annexation is right for them. Further, if at a later date the city chooses to go through with annexation granting a variance now will not hinder that process later.

Community solar by its nature is a very passive use of land. It does not create pollution, odors, noise, light, or vibrations. This project is well screened and substantially setback from neighboring properties and public right of ways so that there will be no detrimental views to the neighborhood. As such, the residents of both Yorkville and Kendall County will continue in their use an enjoyment of their property and improvements as they always have.

Further, this community solar project will be an asset to the community. Community solar will add $1,090,000.00 in assess value to this parcel, and will be taxed at the commercial rate rather than the agricultural rate. This will generate substantial additional tax revenue for the community. Since community solar does not use additional services unlike other forms of development the additional tax revenue will be available to the county to spend as they desire. It is essentially free money.

This project will generate 12,500,000 KWh of electricity a year. This electricity will be place on the local distribution grid to be consumed by local residences and businesses. The electricity will be sold from 10 to 20 percent cheaper than what is currently being paid. At $0.02 cheaper (~14%) subscribers will save $250,000.00 on electricity per year.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

This community solar project will not be a nuisance to the neighborhood. The solar array is set back a substantial distance from neighboring property lines and further still from the small number of neighboring residences. Nether the solar array or screening will not stop adequate supply of light or air to the adjacent properties.

During the approximately 3-month construction period there will be an increase of traffic on Corneils Rd, however, the anticipated traffic will not create congestion. All parking will be on site and no shoulder parking will be permitted. After construction, very limited visits to the site will be necessary as the facility is remotely monitored. Such visits are anticipated to only be a few times a year for vegetation management or occasional maintenance to the solar array as need arises.

Solar panels and their racking are nonflammable and do not pose a fire risk. The planted vegetation has the same level of fire risk as the present agricultural use. This project will not create additional fire risk.

The solar array will be fenced to prevent unauthorized people from entering the site. The site will be electronically monitored 24/7. The site will be maintained and operated in a safe and reliable manner.

Community solar does not substantially diminish or impair property values within the neighborhood. Attached is a property value impact study on a very similar property that shows no discernable effect to property values of neighboring properties. The present proposed project would have substantially

greater setbacks from the neighbors as well as better placed screening making it even less likely to have any adverse effect on neighboring properties.

Illinois Department of
Natural Resources

JB Pritzker, Governor

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

Natalie Phelps Finnie, Director

February 24, 2025

Isabel Cossio
USA Energy Independence 1 LLC
[redacted]

RE: USA Energy Independence 1 LLC
Project Number(s): 2509790
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, the Department recommends:

Establishing pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here:
https://dnr.illinois.gov/conservation/pollinatorscorecard.html

The site should be de-compacted before planting.

Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.

Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.

Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.

Illinois Department of
Natural Resources

JB Pritzker, Governor

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

Natalie Phelps Finnie, Director

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

[redacted]

Isabella Newingham
Division of Ecosystems and Environment
217-785-5500

H.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To: 12/19/2024 23:55:07 UTC
Project Code: 2025-0034319
Project Name: USA Energy Independence 1 LLC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project "may affect" listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have "no effect" on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude "no species habitat or species present" and document your finding in your project records. For example, if the project area is located entirely within a "developed area" (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project's immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, 'may affect' is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species' resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a 'no effect' determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and "take" will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0034319
Project Name: USA Energy Independence 1 LLC
Project Type: Power Gen - Solar
Project Description: A community solar garden on cropped, developed farmland for clean energy production

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.694465699999995,-88.43628827940599,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence ( )

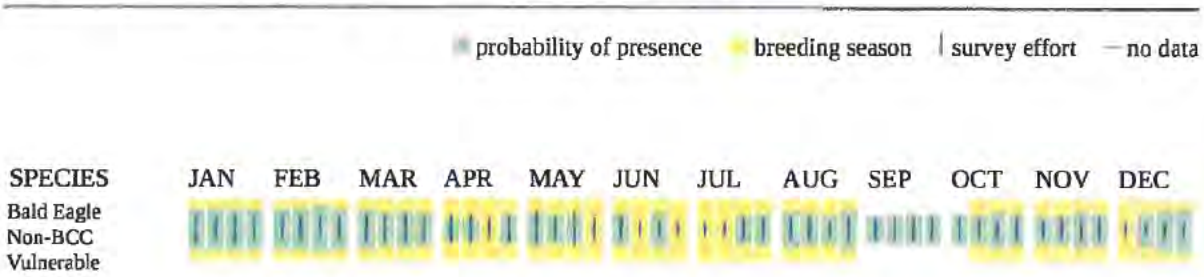
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season ( )

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover *Pluvialis dominica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Cerulean Warbler *Setophaga cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 21 to Jul 20
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Henslow's Sparrow *Centronyx henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31

NAME	BREEDING SEASON
Kentucky Warbler *Geothlypis formosa* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443	Breeds Apr 20 to Aug 20
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental

Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence ( )

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season ( )

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

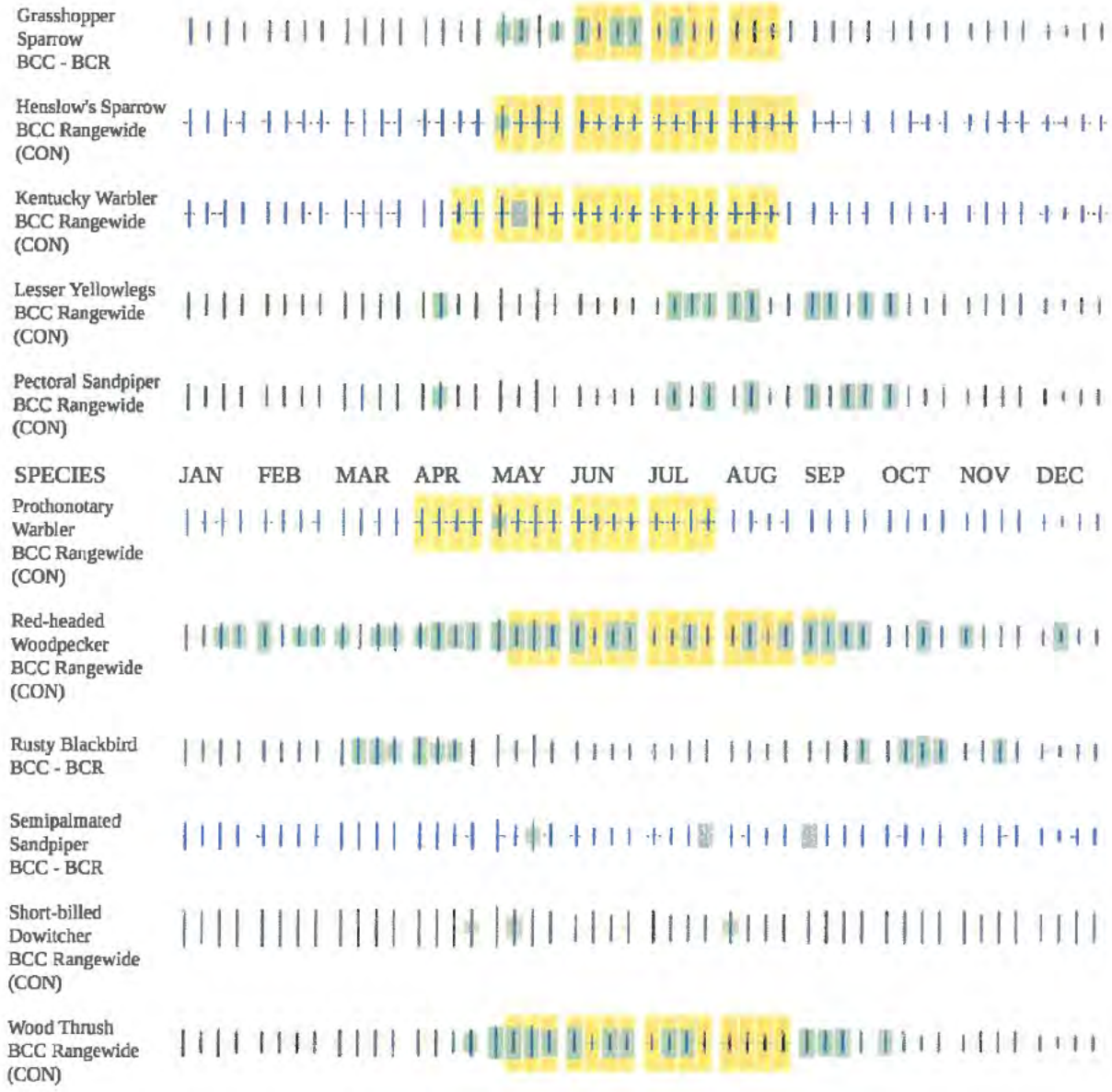
No Data (–)

A week is marked as having no data if there were no survey events for that week.

---

probability of presence | breeding season | survey effort | no data





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

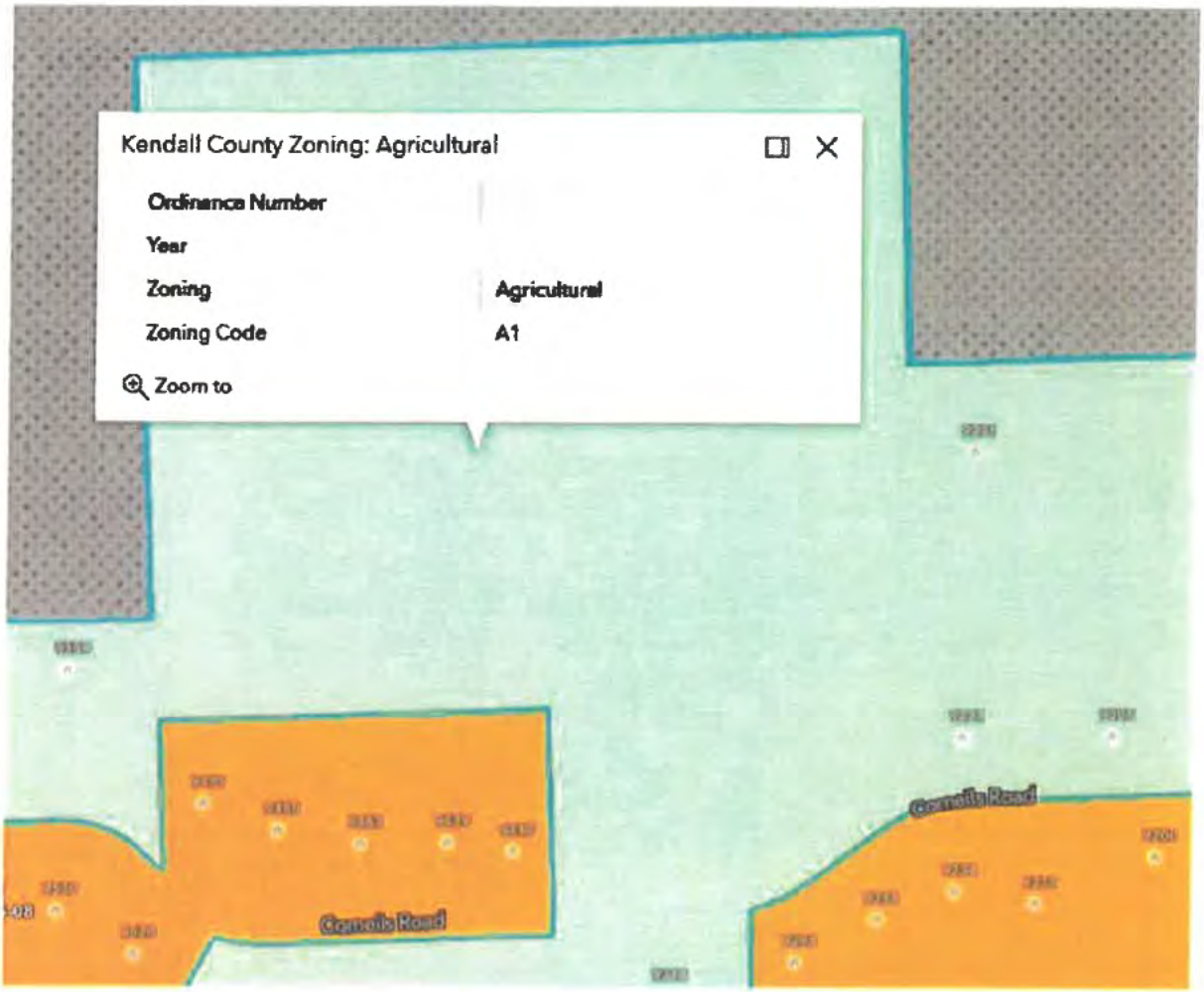
- PEM1C

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Isabel Cossio
Address: [redacted]
City:
State:
Zip:
Email
Phone:

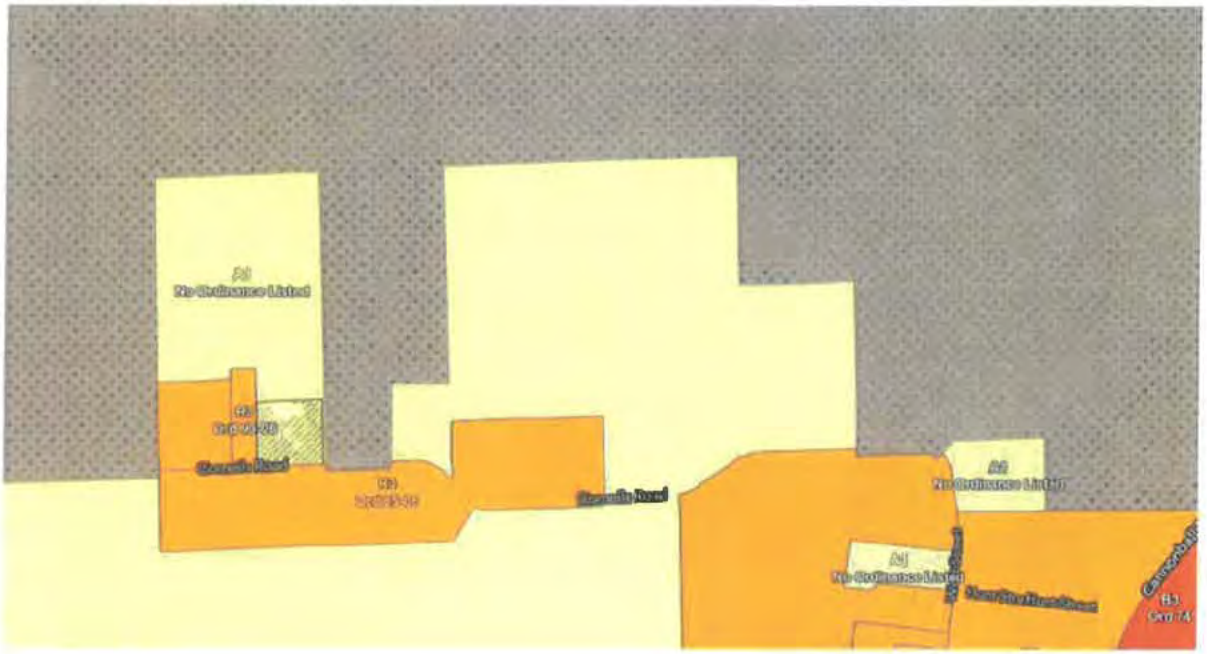
N.

Zoning Map

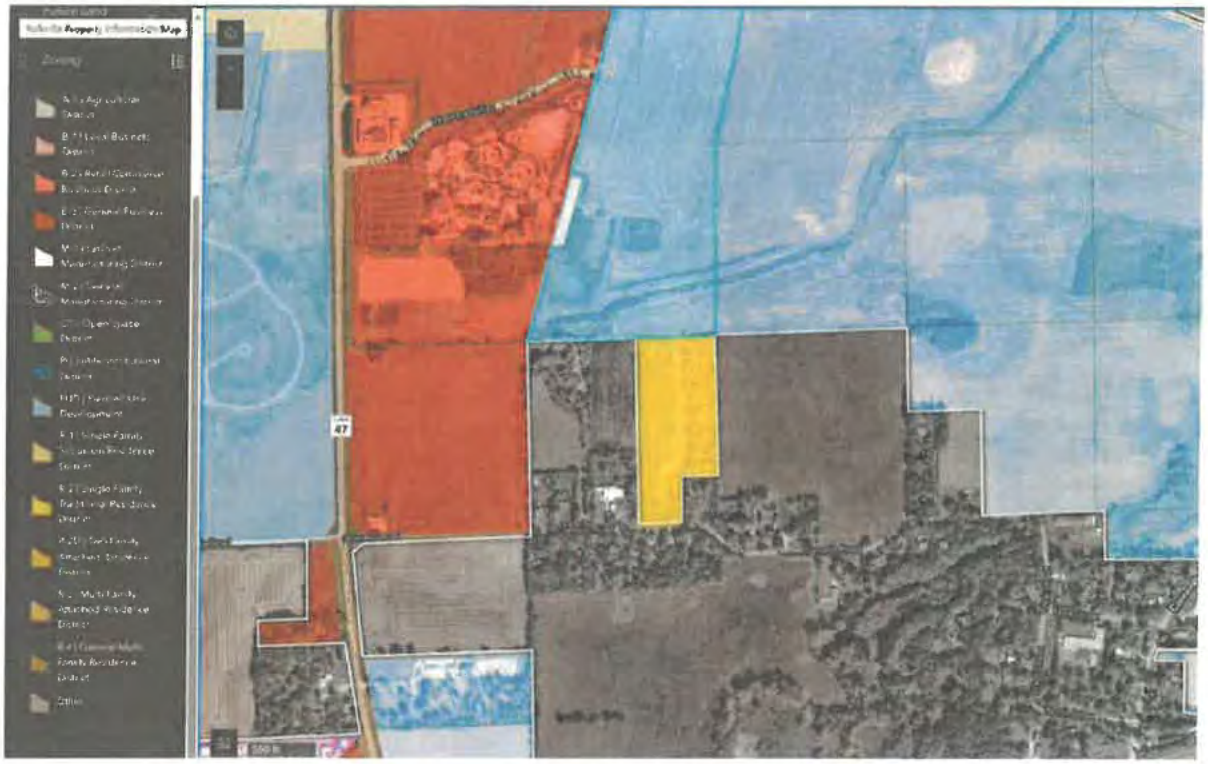

Kendall County Zoning: Agricultural
Ordinance Number
Year
Zoning
Agricultural
Zoning Code
A1
Zoom to
Connolly Road
Connolly Road

O.

Kendall County Zoning (Neighbors)



Yorkville Zoning (Neighbors)



STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #_____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to read the Stormwater Management Division of the Kendall County Code and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name LUCAYA ASSET MANAGEMENT LLC

Owner Address [redacted]

Phone [redacted]

Agent: Name Daniel Gorman

Address [redacted]

Phone [redacted]

Site: Address or Location Unincorporated Ag Land on Corneils Rd S9-37-7

Tax Parcel # 02-09-400-007

Zoning/Land Use/Acres Ag/Ag/40.34

Proposed Development:
A 5MW fixed tilt Community Solar garden.

Attachments: Plat x Construction Plans x

Soils x Landscaping x

Grading None/Access Road Phasing See Narrative of SUP

Other

Fees

$ 50.00 Processing Fee ($50.00)

$ 2500.00 Engineering Review Deposit ($2,500.00 *or* 2% of estimated cost of the proposed improvements, whichever is greater. A $3,500.00 Construction Inspection Services Fee and General Consultation Fee Might Be Required as the Project Progresses)

TOTAL $ 2550.00 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the Kendall County Code related to stormwater management. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application. The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date.

Owner's Signature (Including Middle Initial) [redacted] MGR Date 4-7-2025

Agent's Signature (Including Middle Initial) [redacted] Date 4/7/25

Kendall County Planning, Building, & Zoning Department
807 West John Street
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179
www.kendallcountyil.gov

P.

Disturbed Area Calc

	Diameter (in)	Area (sq in)	Area (sq ft)	Quantity	Total sq ft
				#' fence/ 1	
	D	pi/4*D^2	pi/4*D^2/144	post/10'	Area * Quantity
Fence Post	2	3.142	0.0218	367	8.007
				# Modules*2	
I beam		12.27	0.0852	24240	2065.5
Equipment pad			260	2	520
Access Road			25766	1	25766
				Sum all area	**28359 sq ft**
				=	**0.6510 acres**

J.

Level 1 Wetland Delineation Report

Energy Independence 1 LLC

Kendall County, Illinois

Prepared for:

Enterprise Energy

[redacted]

Prepared by:

Area M Consulting, LLC
Environmental Consultants
2023 Alameda Street
Roseville, MN 55113
www.areamconsulting.com

AREAM

March 2025

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I certify that, to the best of my knowledge, this wetland delineation and report were completed following current wetland standards as set forth by the USACE, NRCS, and other agencies. Findings in this report represent Area M's best judgement based on conditions and information available at the time of the wetland delineation.

[redacted]

Jonathan Knudsen, WDC, MS
Field Director/Wetland Specialist
MN Certified Wetland Delineator 1307
Virginia DPOR Professional Wetland Delineator 3402000205

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Appendix B: FEMA Firmette
Appendix C: Soils Report/Hydric Rating by Soils Unit and Hydric Soils List – All Components
Appendix D: Aerial Imagery Slides

INTRODUCTION

Area M Consulting (Area M), on behalf of Enterprise Energy (Client) conducted a wetland delineation for the USA Energy Independence 1 LLC Project (Project) located within Kendall County, Illinois. The Area M biologist conducted a Level 1 Delineation as defined by the United States Army Corps of Engineers (USACE) within the Project boundaries following procedures and methods outlined by the USACE Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2012), and Illinois Mapping Conventions protocol (NRCS, 1998). This wetland delineation only included a desktop component; a field investigation was not conducted, and Area M acknowledges that field testing may be required to confirm wetland boundaries, despite the Project being entirely cropped. This wetland delineation report is assembled to assist the Client with internal planning and to meet regulatory requirements necessary for permitting a community solar garden (CSG) in Macon County, Illinois for the Illinois Adjustable Block Program.

PROJECT DESCRIPTION

The Project, encompassing approximately 21 acres, is located 2.4 miles north of Yorkville, Illinois in Section 9, T37N:R7W (Study Area) (Map 1 & Map 2; Appendix A). The Study Area includes a rolling agricultural field bounded to the south by residential lots and to the east by a deciduous woodlot. Open farmland borders the northern and northeastern boundaries of the Study Area. The entire Study Area is agricultural, with rotating soybeans and corn cropped annually. The surrounding landscape is a mosaic of cropland, residential lots, and riparian corridors. The entire Study Area is private property.

OFF-SITE REVIEW

Prior to fieldwork, Area M conducted a comprehensive desktop review of data sources to identify the presence/absence and extent of wetlands that could occur within the Study Area. Areas with wetland signatures, suggesting potential wetland conditions, were evaluated in greater detail during the field investigation. The following data sources were reviewed; the analysis of each data set is discussed in greater detail in the later part of this section.

- ☐ Hydrologic soil data
- ☐ Elevation Data
  - Illinois Light Detection and Ranging (LiDAR) Data
  - United States Geological Survey (USGS) topographic maps
- ☐ Mapped Wetlands/Waterbodies
  - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
  - Illinois Department of Natural Resources (IDNR) Public Waters
  - National Hydrography Dataset (NHD)
- ☐ Historic and current aerial photographs

Mapped Wetland Data

The NWI (USFWS, 2025), Illinois Public Waters (IDNR, 2024), and NHD (USGS, 2025) data sets were reviewed to document mapped wetlands and/or waterbodies within the Study Area. Features within these databases to no intersect the Study Area (Map 3; Appendix A). The Federal Emergency Management Agency (FEMA) flood map was also reviewed to identify high-risk flood zones. The Study Area is entirely within low-flood risk zones (FEMA, 2025) (Appendix B).

Soils

The Web Soil Survey (NRCS, 2024) was accessed to summarize mapped soil types occurring within the Study Area. Slightly hydric soil units are found throughout the Study Area. A full list of hydric soil components and attributes is presented in Appendix C.

Topographic Data

Elevation and topographic data were reviewed within the Study Area to identify potential basins and depressional areas which could be indicative of wetlands. The Study Area includes a gently rolling agricultural field which slopes towards the north. The total topographic relief of the Study Area is approximately 8 feet.

Historic Aerial Photography Review

Historical aerial slides were analyzed for wetland signatures in conjunction with antecedent precipitation to identify potential wetlands prior to the field delineation. Evaluating imagery is a useful method for identifying wetlands, particularly in farm fields, due to the lack of natural vegetation and/or hydrology. Wetland signatures were identified on each slide, following the Illinois Wetland Mapping Conventions protocol (NRCS, 1998). Areas within each slide showing wetland signatures, such as ponding, were outlined and are presented on each slide (labeled as Areas). Aerial imagery dates and antecedent precipitation status for each slide are listed below (Table 1). Antecedent precipitation data for the imagery (Dry, Normal, or Wet) was determined based on the NRCS/USACE method for using hydrology and meteorological data to evaluate wetland hydrology (Sprecher and Warne, 1997). The antecedent precipitation data was accessed using the Environmental Protection Agency (EPA) Antecedent Precipitation Tool (EPA, 2024). After slide review, three agricultural areas (Area 1, Area 2, and Area 3) showing wetland hydrology signatures on aerial slides were identified within the Study Area (Appendix D).

Table 1. Imagery dates and antecedent precipitation status.

Imagery Date	Wetland Signature[1]			Antecedent Precipitation Status[2]
	Area 1	Area 2	Area 3	
April 1993	Yes	Yes	Yes	Normal
April 1998	Yes	Yes	Yes	Normal
February 2002	No	No	No	Normal
June 2002	Yes	No	No	Normal
April 2005	Yes	No	No	Normal
June 2005	Yes	No	No	Normal
June 2006	No	No	No	Normal
June 2007	Yes	No	No	Normal
April 2008	Yes	No	No	Wet
June 2009	Yes	Yes	No	Wet
September 2011	Yes	Yes	No	Normal
May 2013	No	No	No	Wet
September 2015	No	No	No	Dry
June 2016	No	No	No	Wet
April 2017	No	No	No	Dry
September 2017	No	No	No	Wet
March 2018	Yes	Yes	Yes	Wet
October 2019	Yes	Yes	Yes	Dry
June 2023	Yes	No	Yes	Wet

[1]Wetland Mapping Conventions (NRCS, 1998)
[2]Antecedent Precipitation Tool (EPA, 2025)
OBS – Obscured Imagery

Off-site Summary

Overall, the off-site review suggests one wetland is present within the Study Area based on the slide review in conjunction with local topography, NWI, and soil data.

Wetland 1 – PEMAf

Wetland 1, within Area 1, is contained within a small depression and toe slope in the northeastern corner of the Study Area. Wetland 1 is cropped most years but is frequently drowned-out or ponded. Wetland 1 was determined to be a wetland after aerial imagery review, where 12 of 19 slides (7 of 9 slides with normal antecedent precipitation) showed wetland hydrology signatures. Wetland 1 was mapped by averaging the extent of wetland hydrology signatures observed in slides with normal antecedent precipitation.

Area 2 - Upland

Area 2, located in an isolated depression in the east-central portion of the Study Area, was determined to be upland after aerial imagery review where 6 of 19 slides (3 of 9 slides with normal antecedent precipitation) showed wetland hydrology signatures. Wetland 1 was mapped by averaging the extent of

wetland hydrology signatures observed in slides with normal antecedent precipitation. Area M understands that further field review may be necessary to confirm wetland absence during the growing season.

Area 3 - Upland

Area 3, located in the southeastern portion of the Study Area, was determined to be upland after aerial imagery review where 5 of 19 slides (2 of 9 with normal antecedent precipitation) showed wetland hydrology indicators. Area M understands that further field review may be necessary to confirm wetland absence during the growing season.

RESULTS AND RECOMMENDATIONS

Based upon this routine Level 1 Wetland Delineation, it is the professional opinion of Area M that the Study Area contains one feature (Wetland 1) that likely satisfies the criteria to be a wetland pursuant to the Army Corps of Engineers' 1987 Manual with subsequent clarification memoranda and pursuant to confirmation by the USACE (Map 5; Appendix A). This wetland is likely non-jurisdictional under Section 404 of the Clean Water Act (CWA) due to its isolation and lack of surface connectivity to Waters of the United States. Activities impacting wetlands and waterways are regulated through the USACE, which administers the CWA. The wetlands and wetland boundaries described within this report are described based on the conditions in the field at the time of the survey and subject to verification by state, federal, and local agencies, which have final authority over wetland presence, extent, and jurisdictional status. Area M understands that further field investigation during the growing season may be required to confirm wetland presence, absence, and extent.

REFERENCES

Federal Emergency Management Agency (FEMA). 2024. Flood Map Service, access at https://msc.fema.gov/portal/home

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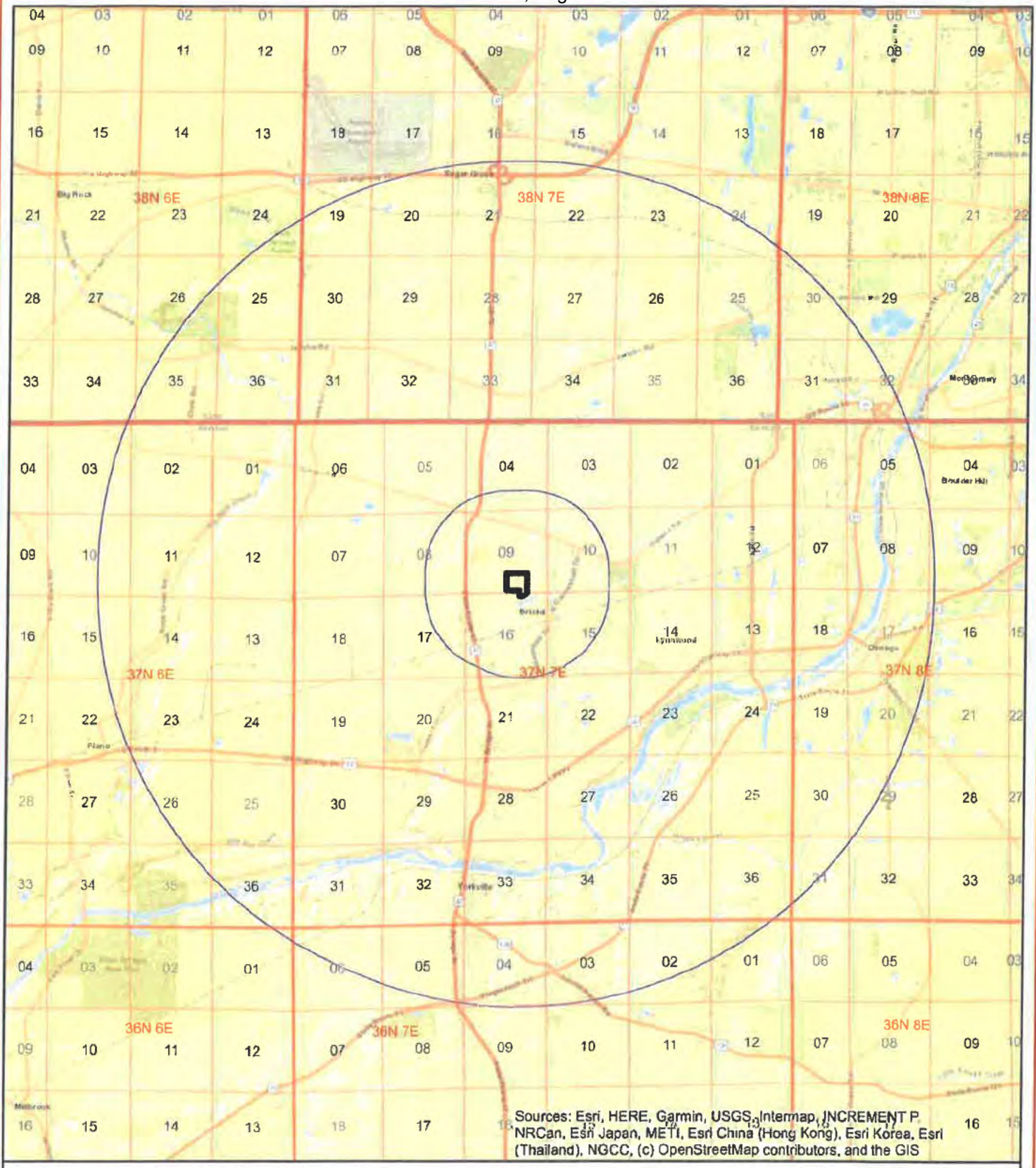
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Sprecher, S.W. and Andrew G. Warne, A.G., 2000. Accessing and Using Meteorological Data to Evaluate Wetland Hydrology. WRAP Technical Notes Collection, ERDC/EL TR-WRAP-00-1. U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Appendix A:

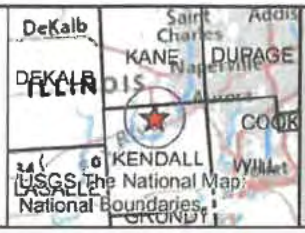
Maps

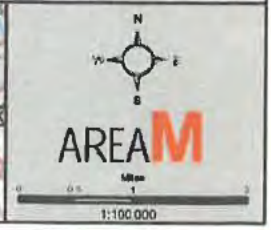


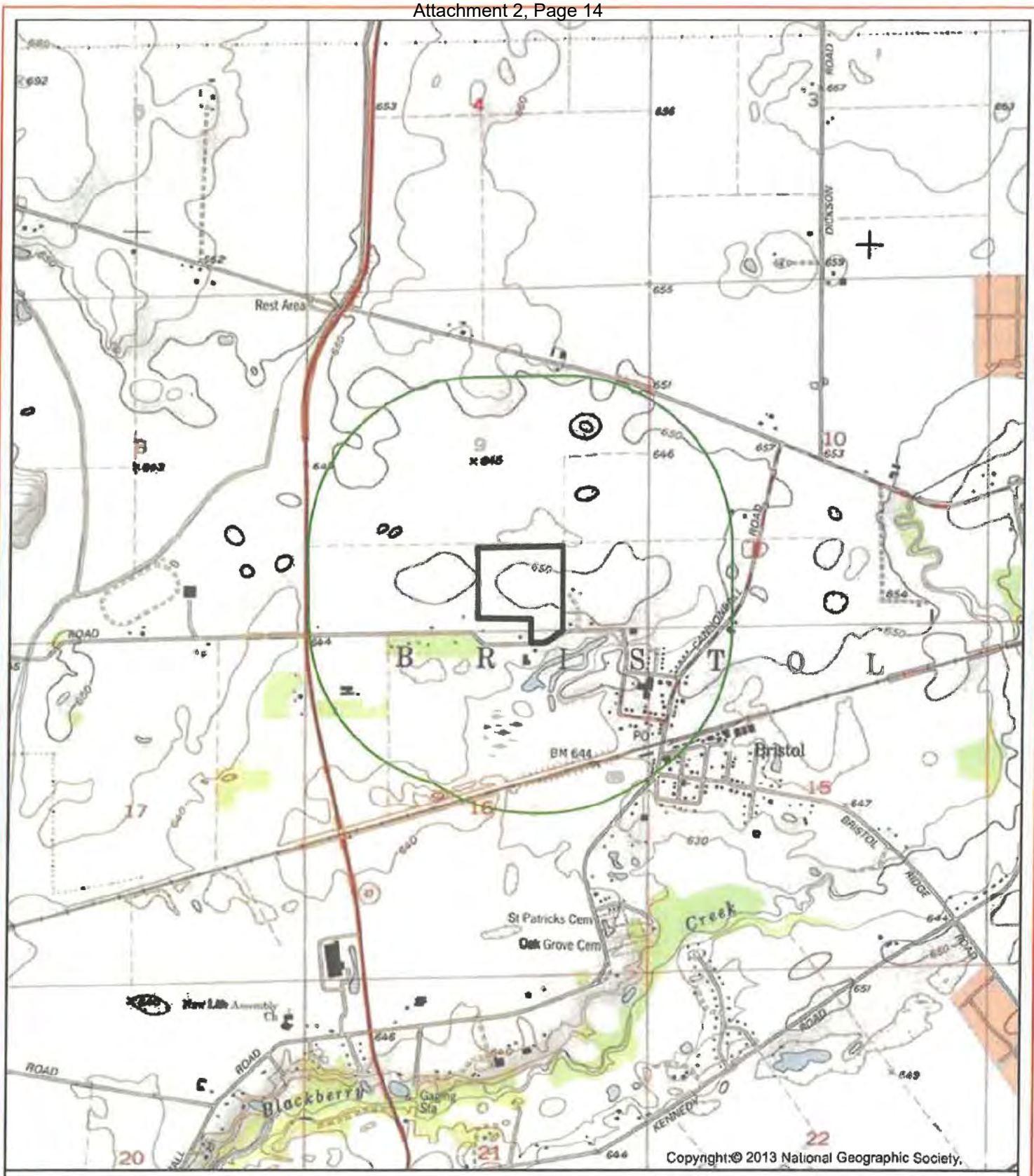
USA Energy Independence 1 LLC — **Map 1. Location Map**

Kendall County, IL
S9 T37N:R7E
36.9 Acres
NAD 83, Zone 16
380532 E
4616737 N

Project Location
Project Area
1-Mile Buffer
5-mile Buffer
Section Line
Township Line
County Line







USA Energy Independence 1 LLC

Map 2. 1:24,000 Topographic

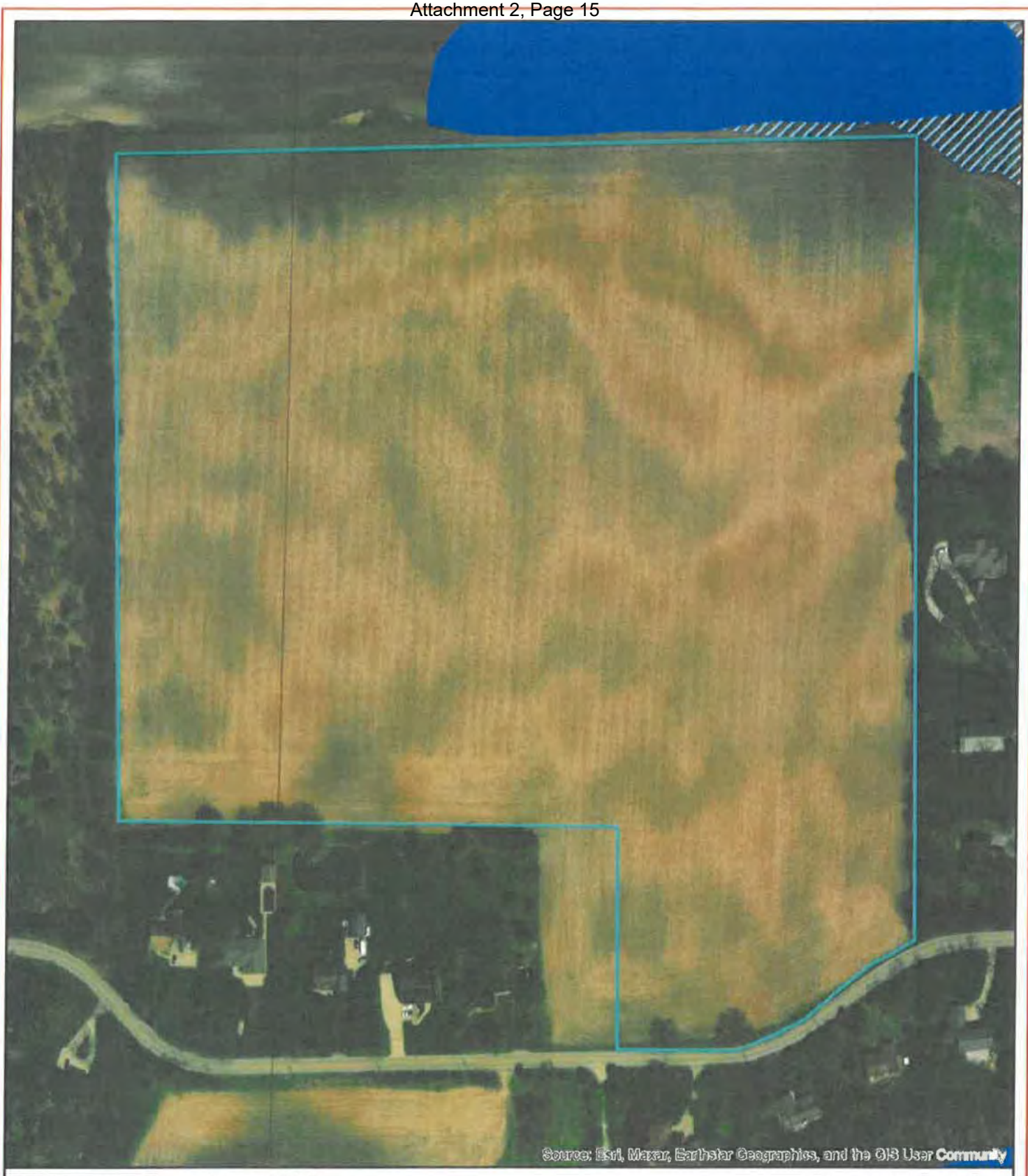
Kendall County, IL

Project Area

0.5-Mile Buffer

AREA M

1:24,000



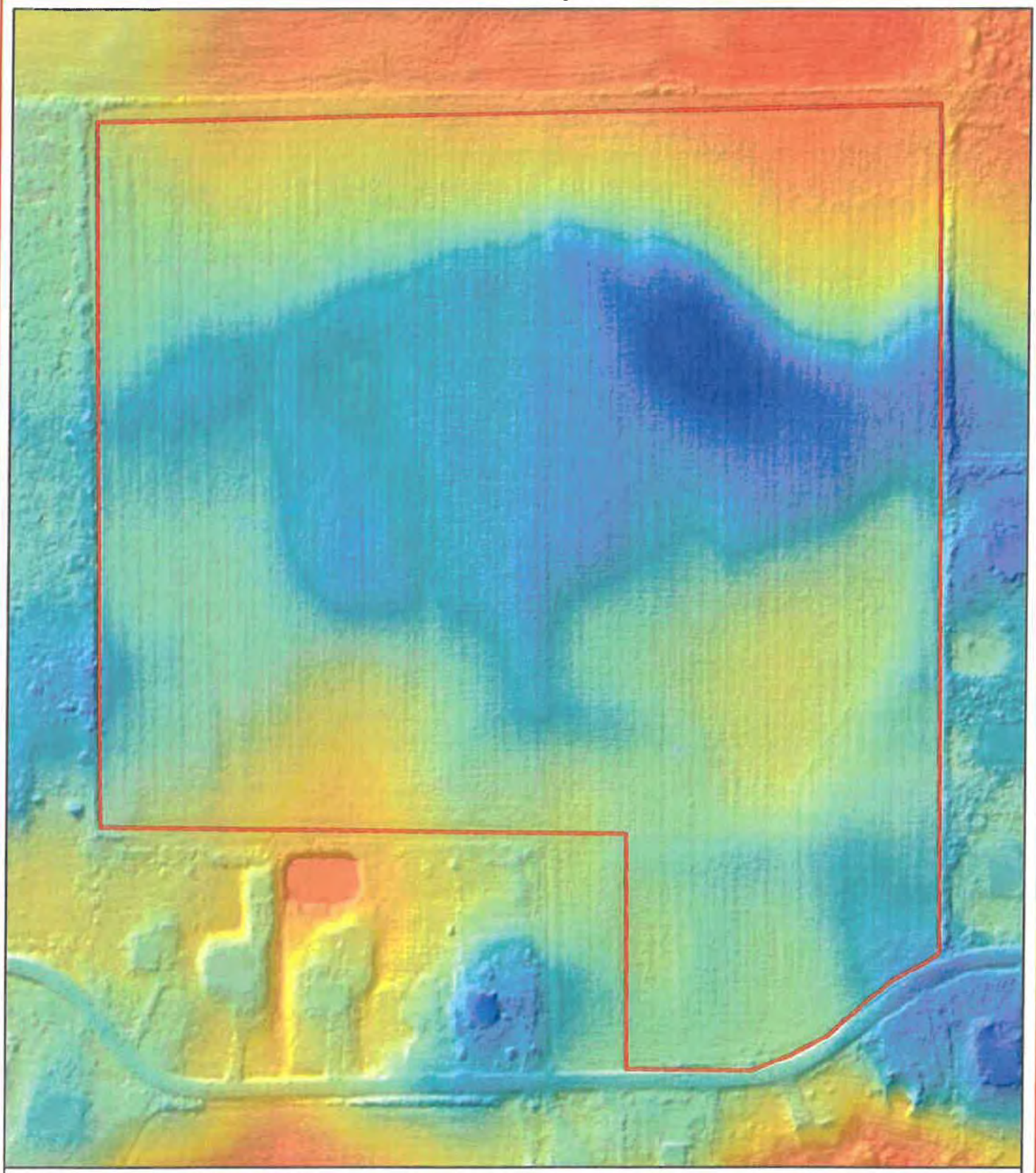
USA Energy Independence 1 LLC

Map 3. Wetland Map

Kendall County, IL

- Project Polygon
- NWI Wetland
- NHD Flowline
- NHD Waterbody
- Floodway
- 100-year Floodplain
- 500-year Floodplain
- Minimal Flood Hazard

AREA M



USA Energy Independence 1 LLC

Map 4. Lidar Map

Kendall County, IL

Study Area

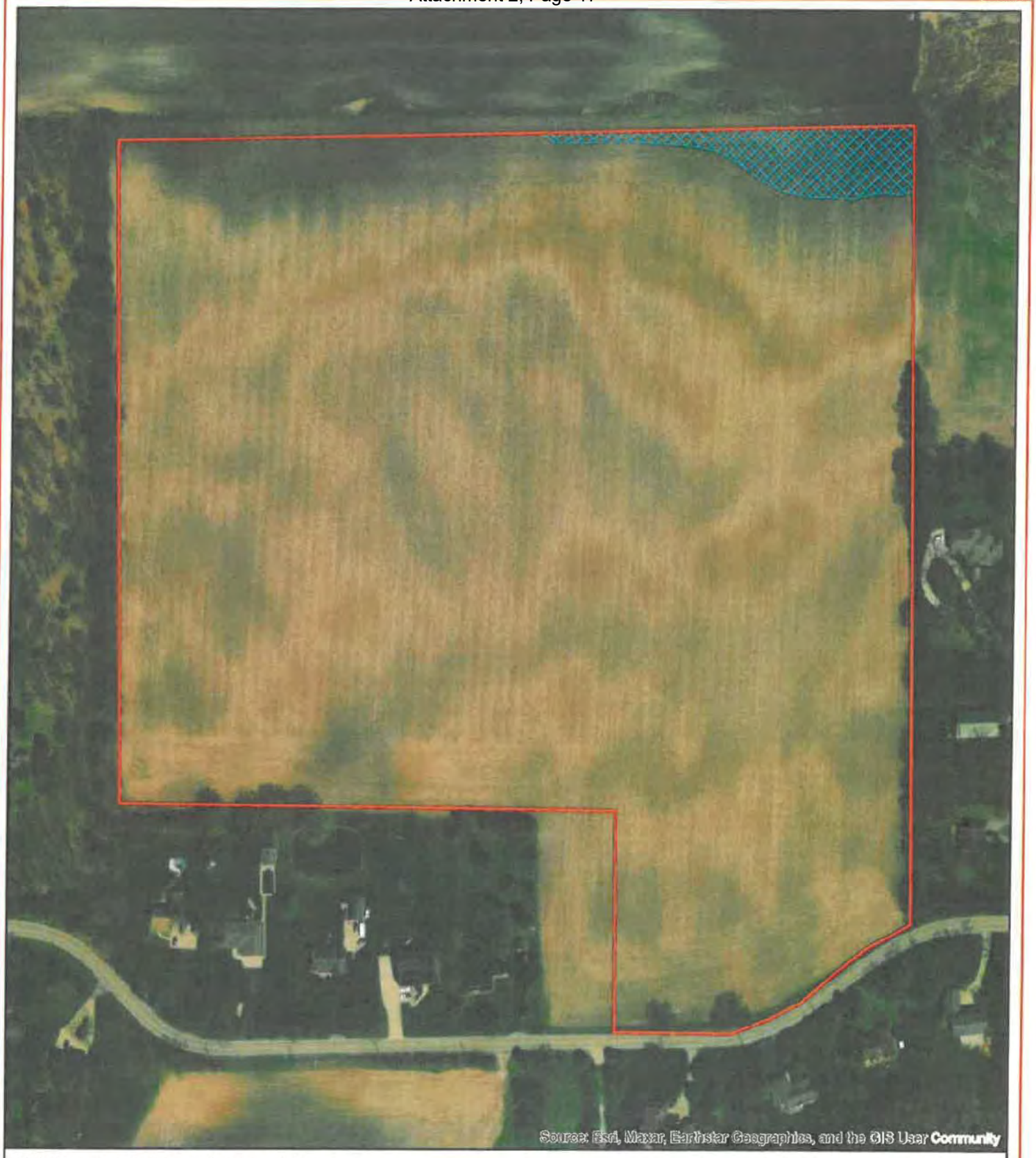
Relative Elevation

High

Low

AREA M

1:2,410



USA Energy Independence 1 LLC

Map 5. Wetland Delineation Map

Kendall County, IL

Study Area

L1 Wetland Boundary

AREA M

0 55 110 220

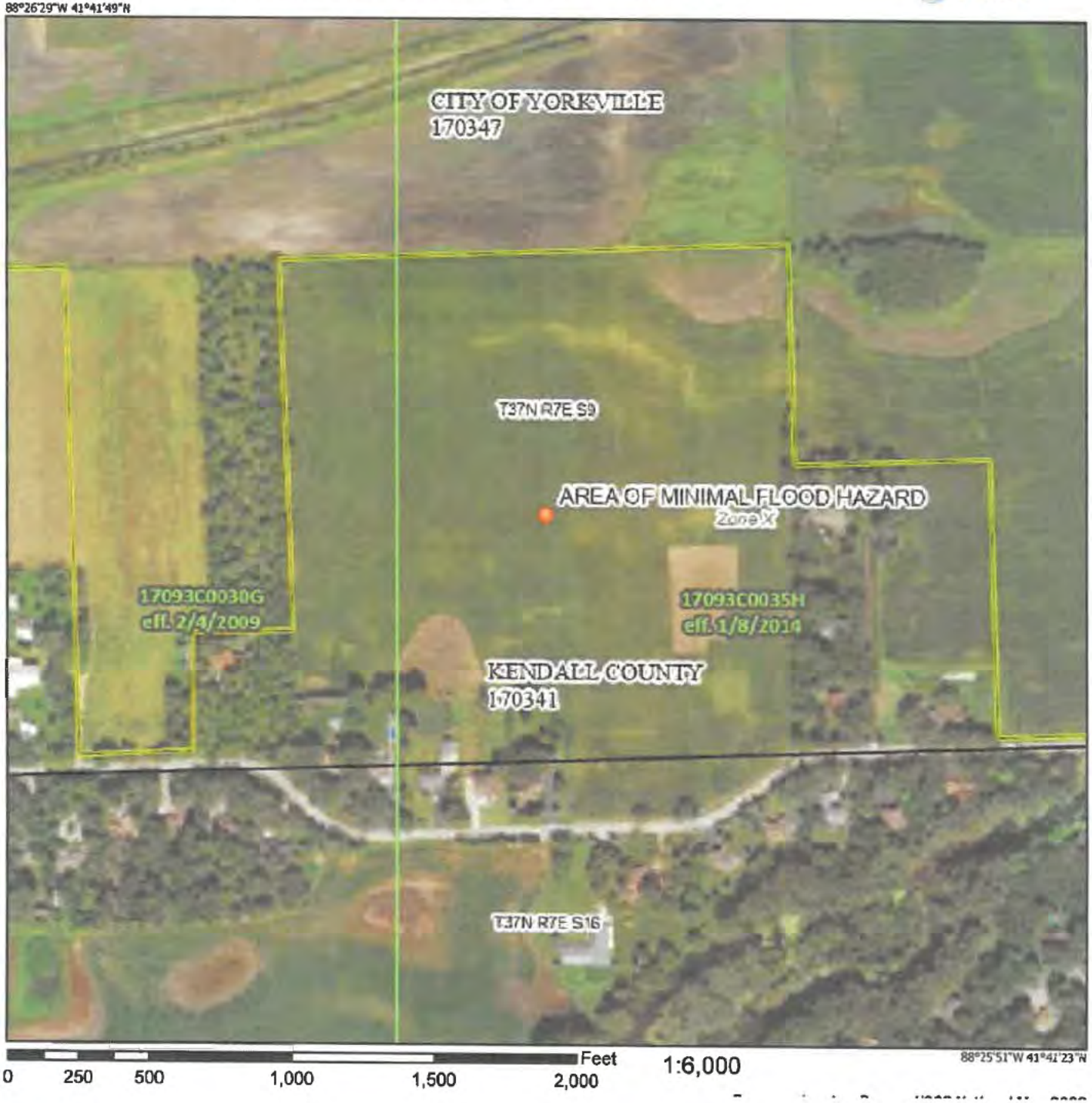
1:2,520

Appendix B:

FEMA Firmette

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chanc
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/14/2025 at 3:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix C:

Soils Report

Hydric Rating by Soils Unit and Hydric Soil List – All components


Hydric Rating by Map Unit—Kendall County, Illinois
(PA_USA_Energy_Independence_1_LLC)
88° 25' 20" W
88° 25' 59" W
41° 41' 46" N
41° 41' 25" N
380260
380340
380420
380500
380580
380660
380740
4617040
4616960
4616880
4616800
4616720
4616640
4616560
4616480
4616400
103A
152A
318C2
791B
791A
219A
791B
791B
Cornells Rd
Soil Map may not be valid at this scale.
Map Scale: 1:3,170 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0
45
90
180
270
Feet
0
150
300
600
900
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2020—Jul 3, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
103A	Houghton muck, 0 to 2 percent slopes	100	0.6	1.6%
152A	Drummer silty clay loam, 0 to 2 percent slopes	100	3.7	9.9%
219A	Millbrook silt loam, 0 to 2 percent slopes	3	3.1	8.3%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	0	2.7	7.2%
791A	Rush silt loam, 0 to 2 percent slopes	6	12.5	33.9%
791B	Rush silt loam, 2 to 4 percent slopes	6	14.4	39.0%
Totals for Area of Interest			**36.9**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–IL093-Kendall County, Illinois					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
103A: Houghton muck, 0 to 2 percent slopes	Houghton	85-100	Depressions on ground moraines	Yes	1
	Selma	0-9	Drainageways on ground moraines	Yes	2
	Hooppole	0-9	Swales on ground moraines	Yes	2
	Lena	0-9	Depressions on ground moraines	Yes	1
152A: Drummer silty clay loam, 0 to 2 percent slopes	Drummer-Drained	90-100	Stream terraces on outwash plains,stream terraces on till plains,swales on outwash plains,swales on till plains	Yes	2
	Peotone-Drained	0-9	Depressions on outwash plains	Yes	2
	Harpster-Drained	0-9	Depressions on outwash plains	Yes	2
219A: Millbrook silt loam, 0 to 2 percent slopes	Millbrook	90	Outwash plains,stream terraces	No	—
	Drummer	3	Ground moraines,outwash plains	Yes	2
318C2: Lorenzo loam, 4 to 6 percent slopes, eroded	Lorenzo-Eroded	88-100	Outwash plains,stream terraces	No	—
	Kane	0-9	Outwash plains,stream terraces	No	—
	Urban land	0-5	—	No	—
791A: Rush silt loam, 0 to 2 percent slopes	Rush	90	Outwash plains,stream terraces	No	—
	Dunham	3	Outwash plains,stream terraces	Yes	2
	Drummer	3	Ground moraines,outwash plains	Yes	2

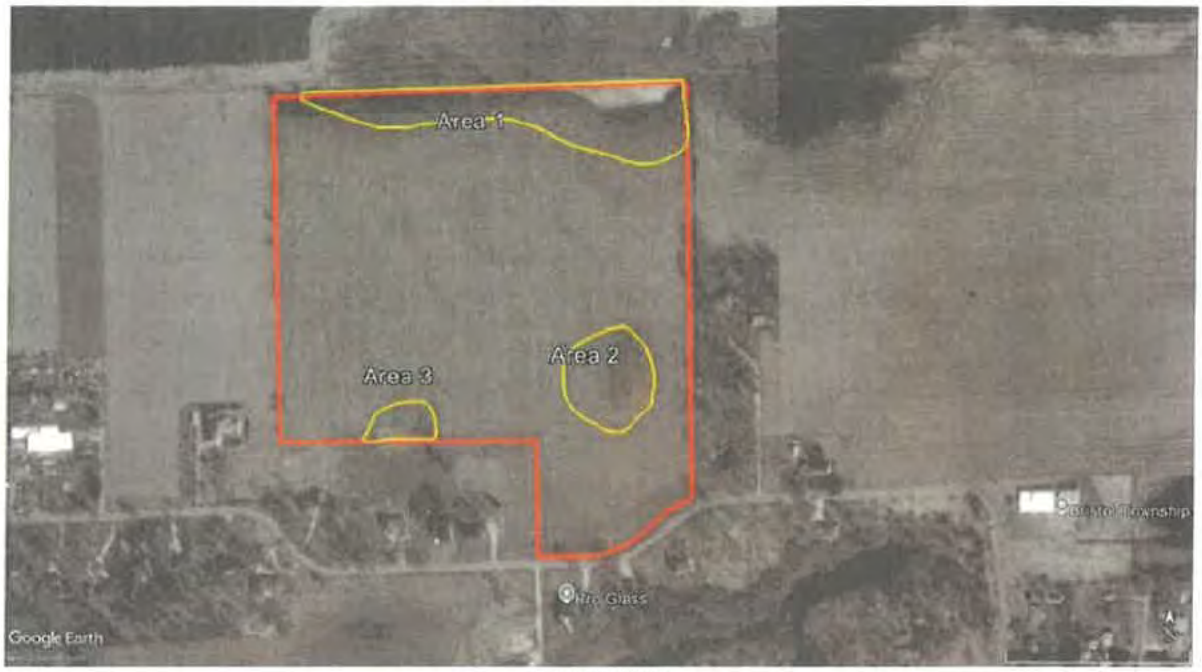
Hydric Soil List - All Components--IL093-Kendall County, Illinois					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
791B: Rush silt loam, 2 to 4 percent slopes	Rush	90	Outwash plains,stream terraces	No	—
	Dunham	3	Outwash plains,stream terraces	Yes	2
	Drummer	3	Ground moraines,outwash plains	Yes	2

Data Source Information

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Appendix D:

Aerial Imagery Slides



March 1993



April 1998



February 2002



June 2002



April 2005



June 2005



June 2006



June 2007



April 2008



June 2009



September 2011



May 2013



September 2015



June 2016



April 2017



September 2017



March 2018



October 2019



June 2023

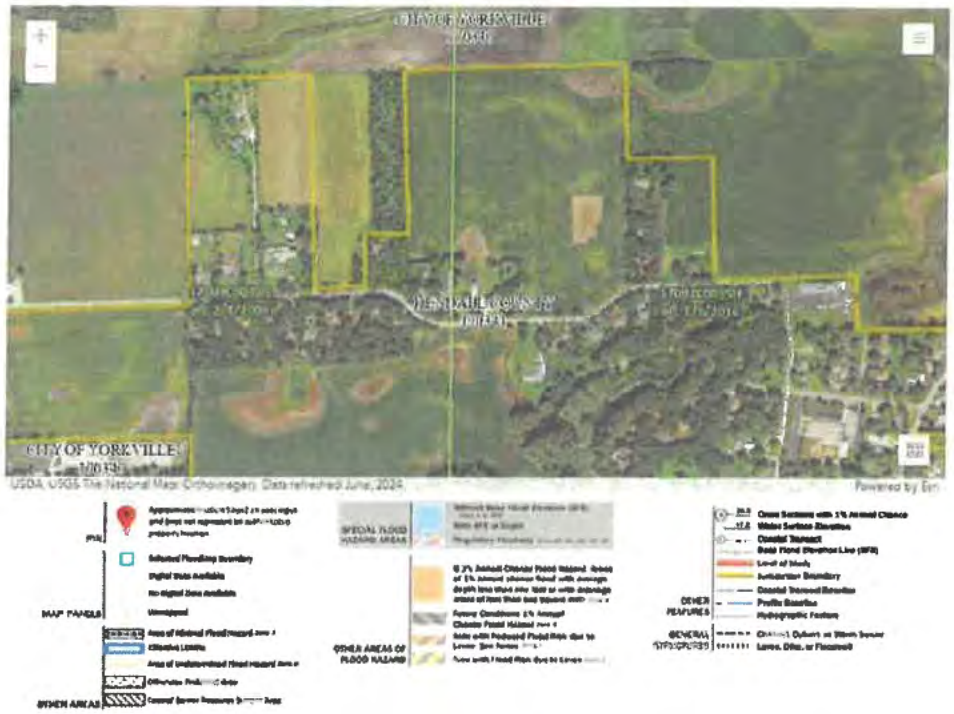
L.

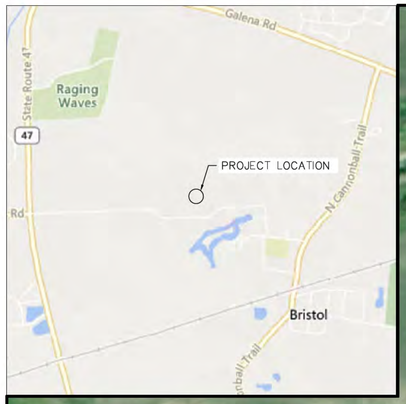
Wetland Map



M.

Floodplain Map (None Found)





A1 ZONING

ARRAY AREA PROTECTED WITHIN SECURITY FENCE ~3670' IN PERIMETER, WITH ~20.1 ACRES ENCLOSED WITHIN

L1 WETLAND DELINEATION WITH 30' SETBACK TO MODS

PARCEL BOUNDARY

50' PROPERTY LINE SETBACK

34' PITCH

TEMPORARY LAYDOWN AREA: 30,000 SQ FT

SUSPECTED WETLAND WITH 30' SETBACK

DER LOCATED ~550' AWAY FROM OVERHEAD ELECTRIC SERVICE LINES; NO CLEARANCE CONCERNS

UG MV LINE

250' SETBACK FROM RESIDENCES, TYP.

TOTAL AREA OF IMPERVIOUS COMPONENTS (RACKING POSTS, FENCE POSTS, ACCESS ROAD, EQUIPMENT PAD): 28350 SQ FT / 0.65 ACRES

2.5 MVA SWGR-PV-A CONTAINING MV XFMR

250' SETBACK FROM RESIDENCES, TYP.

2.5 MVA SWGR-PV-B CONTAINING MV XFMR

150' PROPERTY LINE SETBACK NEAR HOUSES

INFILTRATION BASIN

ADDITIONAL INFILTRATION BASINS IF RECOMMENDED BY SWPPP

500' SETBACK FROM CORNEILS ROAD

2 NEW CUSTOMER POLES CONTAINING 24/7 ACCESSIBLE UTILITY AC DISCONNECT, AT LEAST 40' APART

N BRIDGE ST ~2490' AWAY

SINGLE ROW OF BLACK HILLS SPRUCE AND SINGLE ROW OF DOGWOOD TREES 16' O.C. SCREENING

3 NEW UTILITY POLES CONTAINING UTILITY BILLING METER AND UTILITY AERIAL DISCONNECT, AT LEAST 40' APART

WEST ST ~1210' AWAY

CORNEILS RD

PCC: 41.6915839389°, -88.4336833334°; INTERCONNECTING TO FEEDER F1845

NEW 20' WIDE ACCESS ROAD ~1310' WITHIN 10' OF MV LINE (40' WIDE W 15' FILLET AT CURB)

EXISTING 3-PHASE UTILITY LINE

N

50' 100' 200'

SCALE: 1" = 100'

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[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

LICENSED PROFESSIONAL ENGINEER PRADIP KUMAR [redacted] OF ILLINOIS

NO.	INITIALS	REVISION / ISSUE	DATE
0	SC	INTERCONNECTION APPLICATION	4/17/2024
1	SC	PLANTED SOLAR	10/22/2024
2	ISA COSSIO	CUP PACKAGE	12/23/2024
3	IC	DESIGN CHANGES - FT	1/16/2025
4	IC	POLES MOVED WEST; SCREENING SHIFT	2/3/2025
5	IC	MATERIAL MODIFICATION	2/13/2025
6	IC	WETLAND UPDATE & ROAD MOVED	3/18/2025
7			
8			
9			
10			
11			

PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

EPC OPERATOR:

COMED

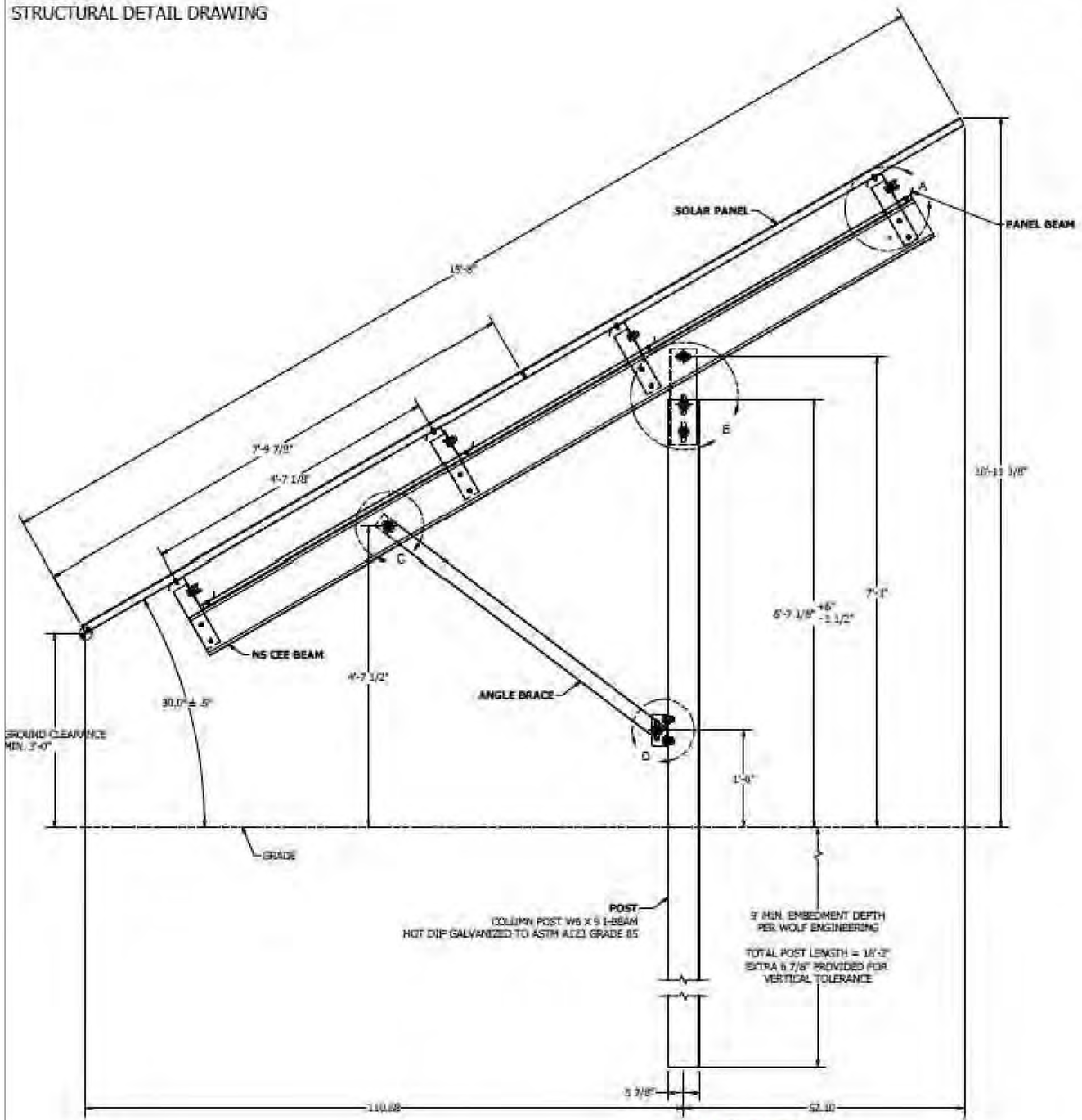
DRAWING TITLE:

SITE PLAN

SHEET: A001

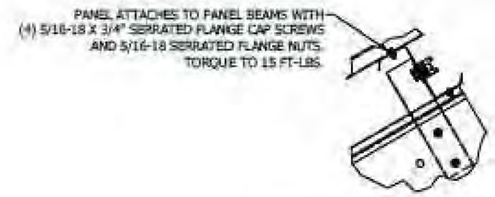
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APPENDIX- A
STRUCTURAL DETAIL DRAWING

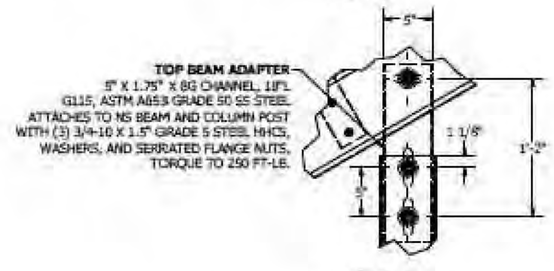


SIDE VIEW

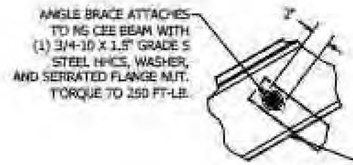
ALL PANEL MOUNTING HARDWARE CALLED OUT BELOW WILL BE PROVIDED BY DCE SOLAR. ANY CUSTOMIZED PANEL MOUNTING HARDWARE PROVIDED BY OTHERS MAY VOID DCE SOLAR'S UL2703 CERTIFICATION.



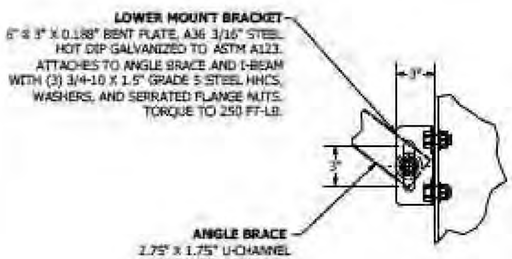
DETAIL A
SCALE 1 / 8



DETAIL B
SCALE 1 / 8



DETAIL C
SCALE 1 / 8



DETAIL D
SCALE 1 / 8

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED
TOLERANCES ARE AS FOLLOWS:
X = ± 0.05" (1.27mm)
XX = ± 0.010" (0.38mm)

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PV SYSTEM OVERVIEW	
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QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
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MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

LICENSED PROFESSIONAL ENGINEER PRADIP KUMAR [redacted] OF ILLINOIS

NO.	INITIALS	REVISION / ISSUE	DATE
0	SC	INTERCONNECTION APPLICATION	4/17/2024
1	SC	PLANTED SOLAR	10/22/2024
2	ISA COSSIO	CUP PACKAGE	12/23/2024
3	IC	DESIGN CHANGES – FT	1/16/2025
4	IC	POLES MOVED WEST; SCREENING SHIFT	2/3/2025
5	IC	MATERIAL MODIFICATION	2/13/2025
6	IC	WETLAND UPDATE & ROAD MOVED	3/18/2025
7			
8			
9			
10			
11			

PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

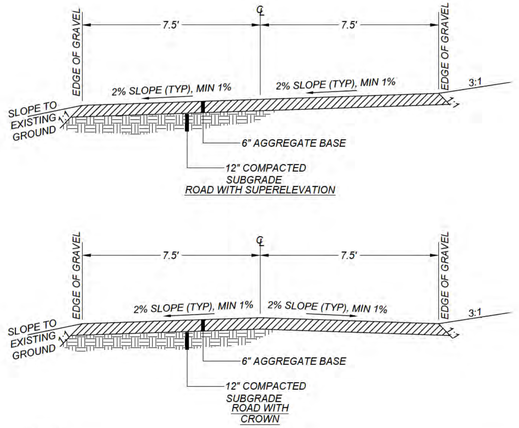
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DRAWING TITLE:

FT ELEVATION PROFILE

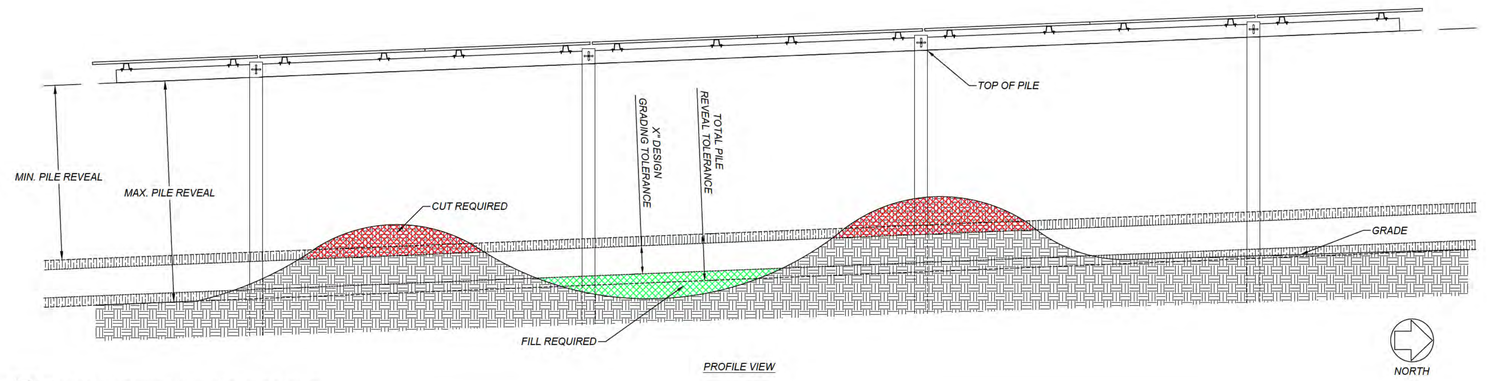
SHEET:	SHEET SIZE:
A002	22"x34"



NOTES:

1. 2% CROSS SLOPE IS TYPICAL, BUT CAN BE ADJUSTED DOWN TO MATCH EXISTING GROUND SLOPE IN ORDER TO PROMOTE CONTINUED SHEET DRAINAGE ACROSS ROAD. CROSS SLOPE SHALL NOT BE LESS THAN 1%.
2. ROAD GRADES ARE TYPICALLY INTENDED TO MATCH ADJACENT GRADE ALLOWING DRAINAGE TO SHEET ON AND OFF OF ROADS EVENLY. CARE SHOULD BE TAKEN TO FIELD ADJUST ROAD GRADES OR DITCH AND LOW WATER CROSSING LOCATIONS AS NECESSARY TO PREVENT RUNOFF FROM CONCENTRATING ALONG ROAD EDGES CAUSING EROSION.
3. NO GEOTECH REPORT HAS BEEN COMPLETED. ROAD SECTION DESIGN SHOWN IS PRELIMINARY AND MAY CHANGE PENDING THE FINAL GEOTECH REPORT. STRUCTURAL DESIGN OR ANALYSIS HAS NOT BEEN PERFORMED REGARDING ACCESS ROAD DETAILS.

1 TYPICAL SOLAR ACCESS ROAD
NOT TO SCALE



2 TRACKER X-SECTION & GRADING TOLERANCE EXHIBIT
NOT TO SCALE

ENTERPRISE ENERGY

[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

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PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

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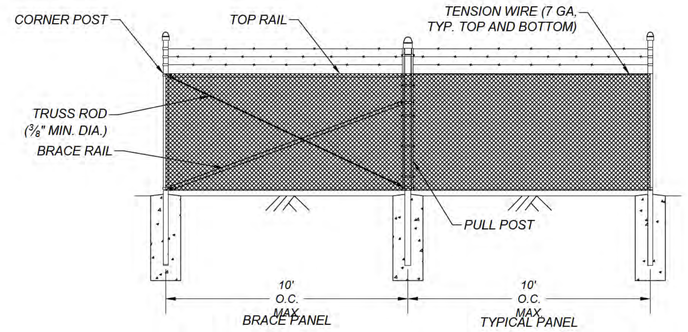
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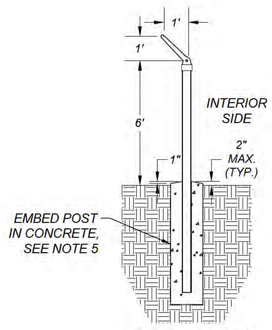
DRAWING TITLE:

PRELIM CIVIL DETAILS

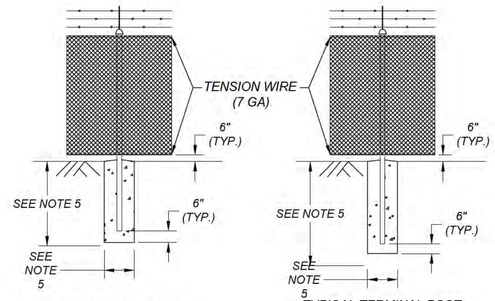
SHEET: A003

SHEET SIZE: 22"x34"





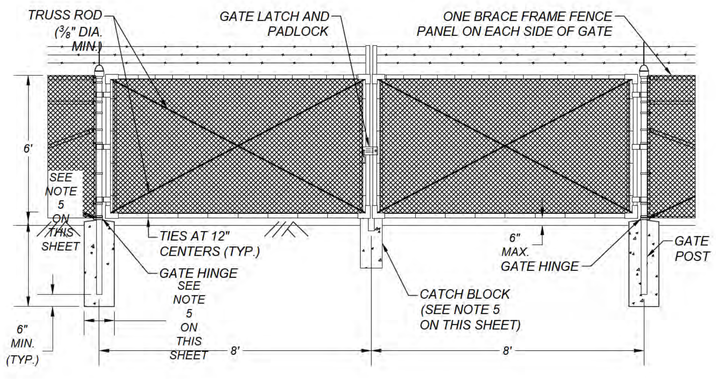
AT TYPICAL CONDITION



FENCE NOTES:

1. FENCE WIRE SHALL BE 6" ABOVE FINISHED GRADE TO PROVIDE PASS TO WILDLIFE.
2. FENCE WIRE - 9 GAUGE, 2" MESH; GALVANIZED ASTM A392, CLASS 1; TWISTED SELVAGE ON BOTTOM, KNUCKLED SELVAGE ON TOP.
3. ALL RAIL, WIRE AND GATES SHALL BE GALVANIZED.
4. BARBED WIRE TOPPING SHALL CONSIST OF THREE STRANDS OF 12.5 MINIMUM GAUGE WIRE HAVING 4-POINT BARBS OF 14 GAUGE WIRE AT 5 INCHES MAXIMUM SPACING IN COMPLIANCE WITH ASTM A121. BARBED WIRE SHALL BE INSTALLED WITH 45-DEGREE EXTENSION ARMS FACING OUTWARD, AWAY FROM THE SECURED AREA.
5. DETAILS AND DIMENSIONS ARE PRELIMINARY. POST SIZING, FOUNDATIONS, EMBEDMENT DEPTHS/FREQUENCY, AND MATERIALS ARE ALL TO BE CONFIRMED DURING FINAL DESIGN.

1 CHAIN LINK SECURITY FENCE WITH BARBED WIRE AND POSTS
NOT TO SCALE



2 20 FOOT SWINGING ACCESS GATE
NOT TO SCALE

ENTERPRISE ENERGY

[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

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PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

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YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

EPC OPERATOR:

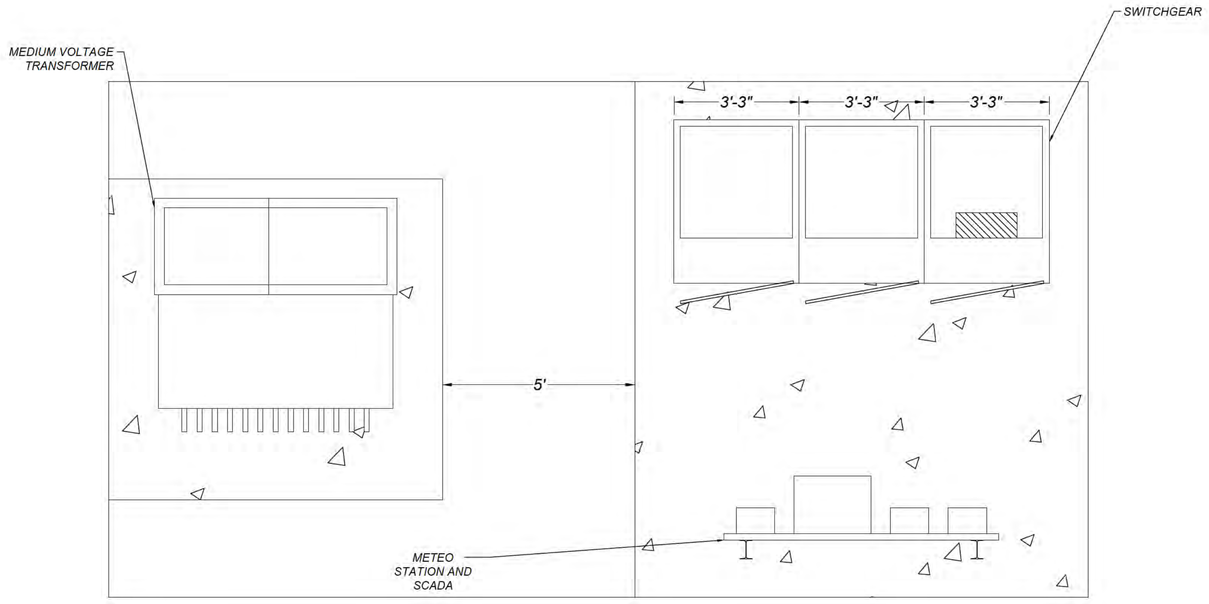
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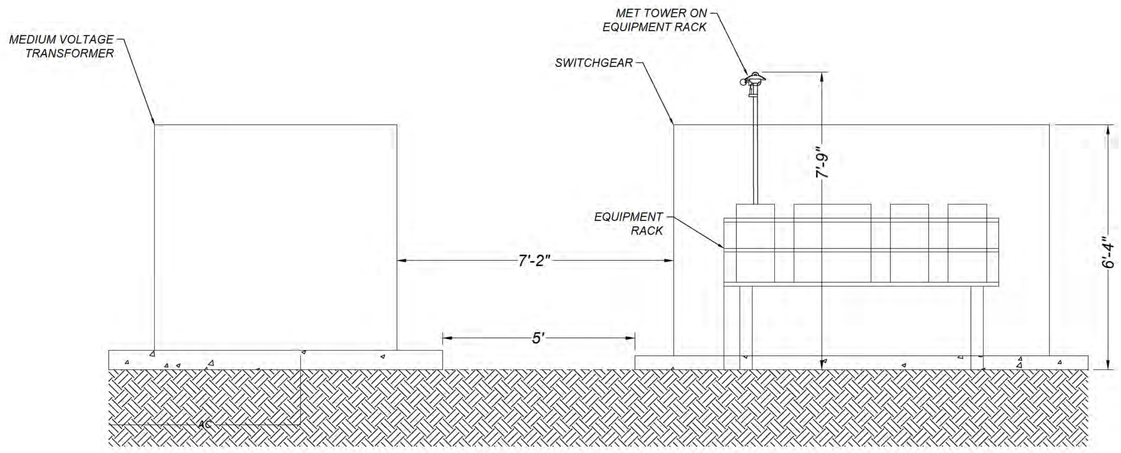
DRAWING TITLE:

FENCE DETAIL

SHEET: A004

SHEET SIZE: 22"x34"





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[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

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USA ENERGY INDEPENDENCE 1, LLC

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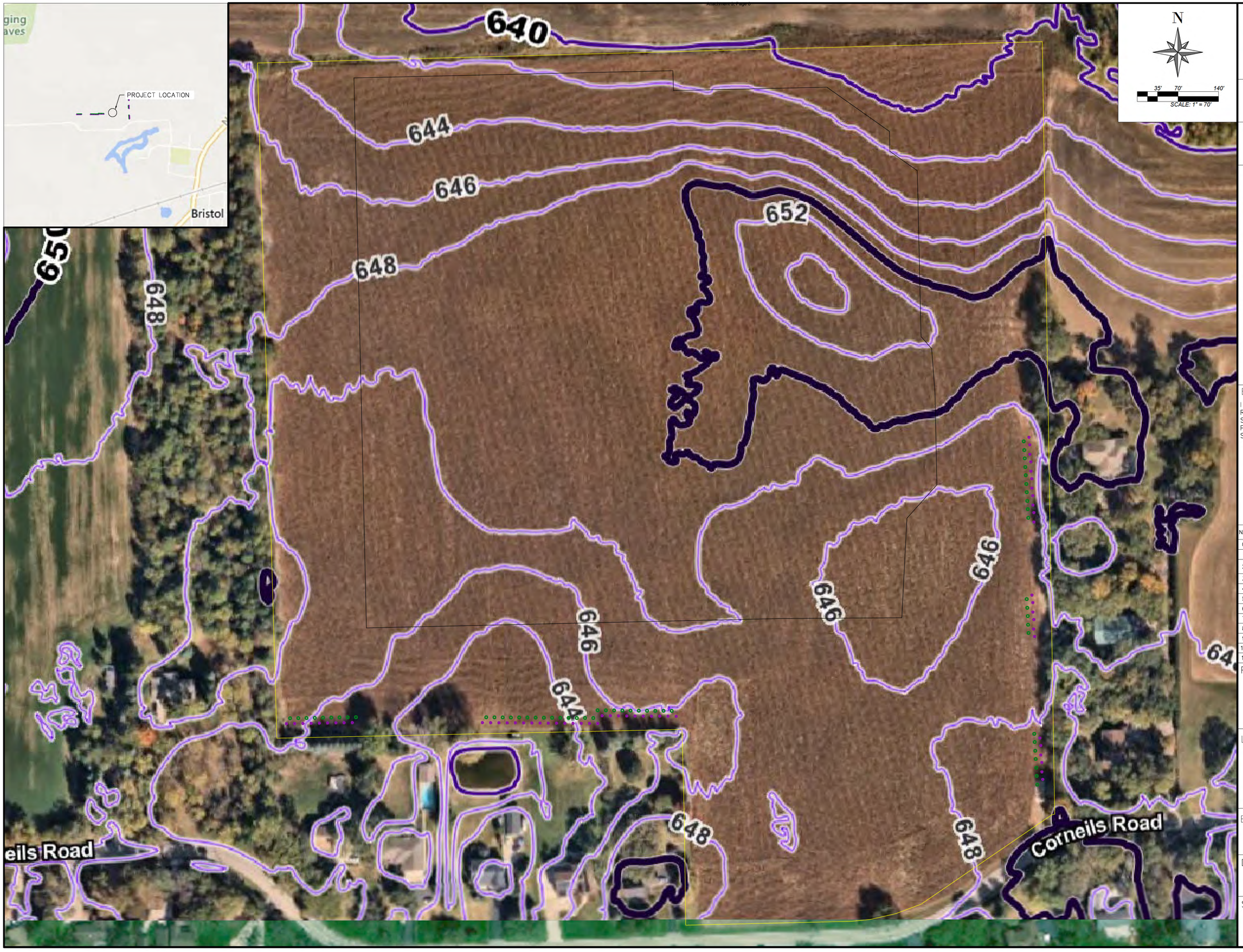
EPC OPERATOR:

COMED

DRAWING TITLE:

EQUIPMENT PAD DETAIL

SHEET:	SHEET SIZE:
A005	22"x34"



N

35' 70' 140'

SCALE: 1" = 70'

ENTERPRISE ENERGY

[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

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USA ENERGY INDEPENDENCE 1, LLC

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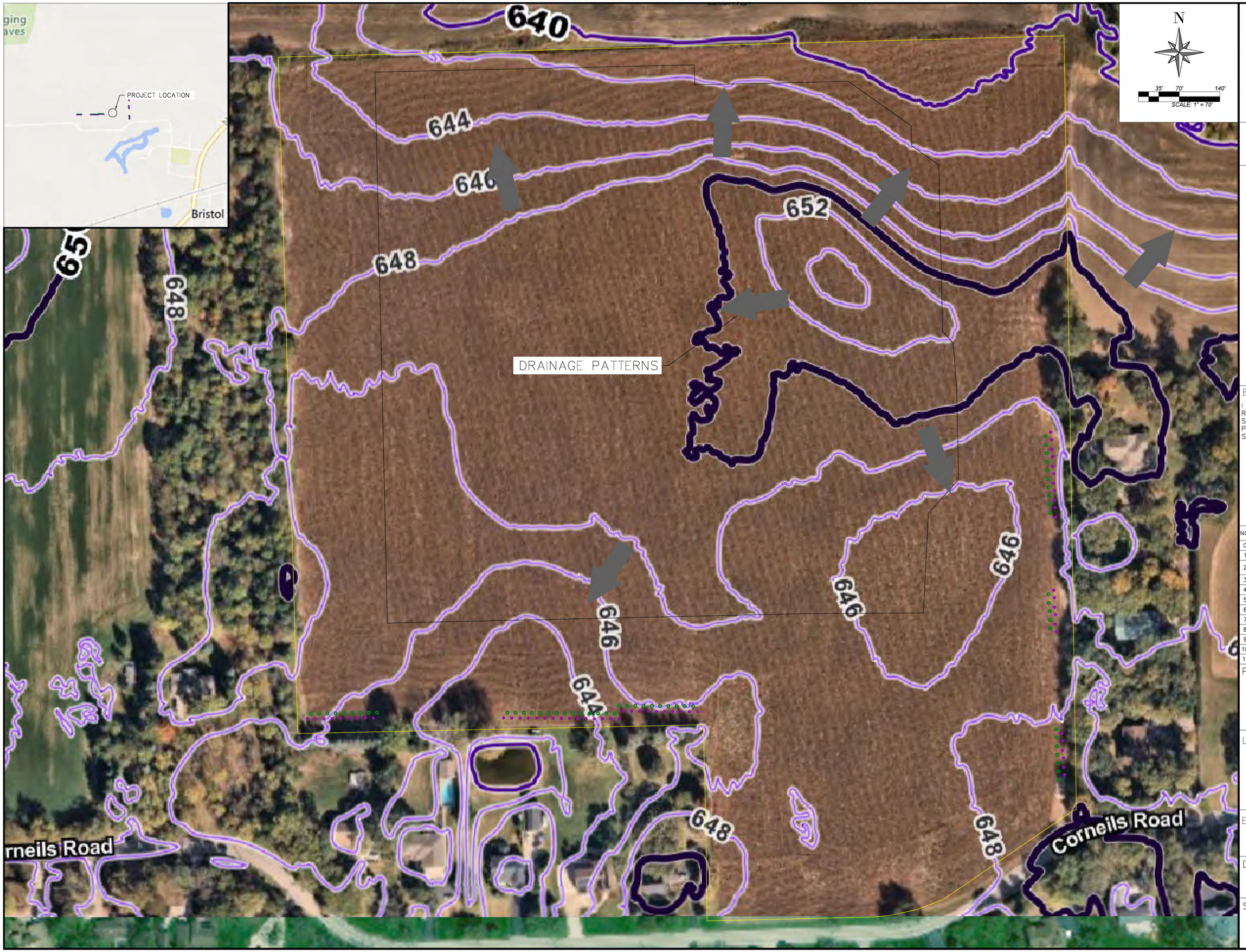
EPC OPERATOR:

COMED

DRAWING TITLE:

TOPO CONTOURS 2' INTERVALS

SHEET:	SHEET SIZE:
A006	22"x34"



N

35' 70' 140'

SCALE: 1" = 70'

ENTERPRISE ENERGY

[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
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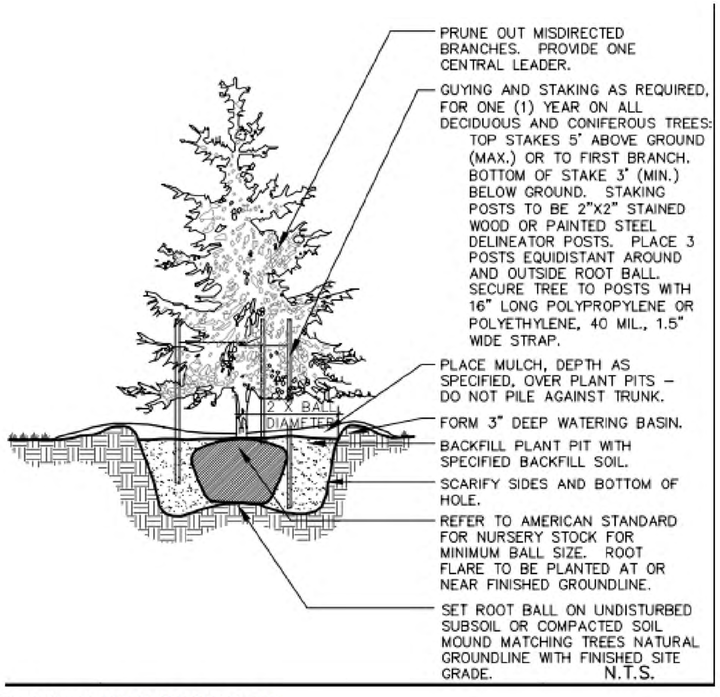
TOPO AND DRAINAGE PATTERNS

SHEET:	SHEET SIZE:
A007	22"x34"



1 BLACK HILLS SPRUCE SCREENING

Scale: N.T.S.



3 EVERGREEN PLANTING DETAIL

Scale: N.T.S.

PLANTING SCHEDULE

TYPE : BLACK HILLS SPRUCE

HEIGHT : 6' MIN WITHIN 3 YEARS OF PLANTING

NUMBER OF ROWS: 1

SPACING: 12' O.C.

TYPE : BUTTONBUSH SHRUB

HEIGHT : 4' MIN WITHIN 3 YEARS OF PLANTING

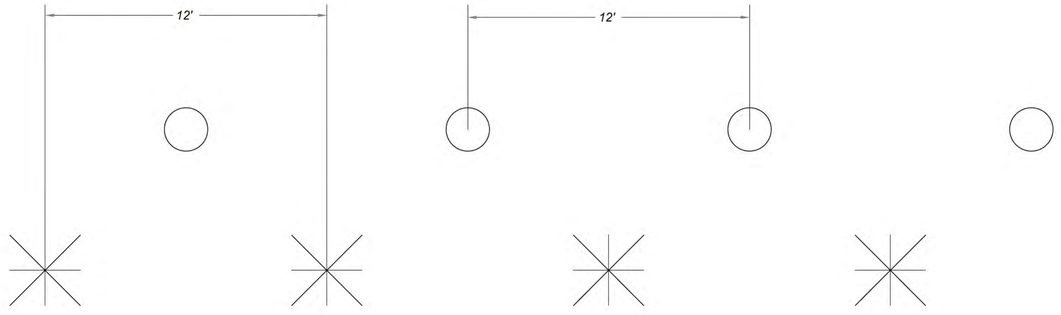
NUMBER OF ROWS: 1

SPACING: 12' O.C.



2 BUTTONBUSH SHRUB SCREENING

Scale: N.T.S.



4 PLAN VIEW

Scale: N.T.S.

ENTERPRISE ENERGY

[redacted]

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MODEL NUMBER	XGI 1500 250/250-600
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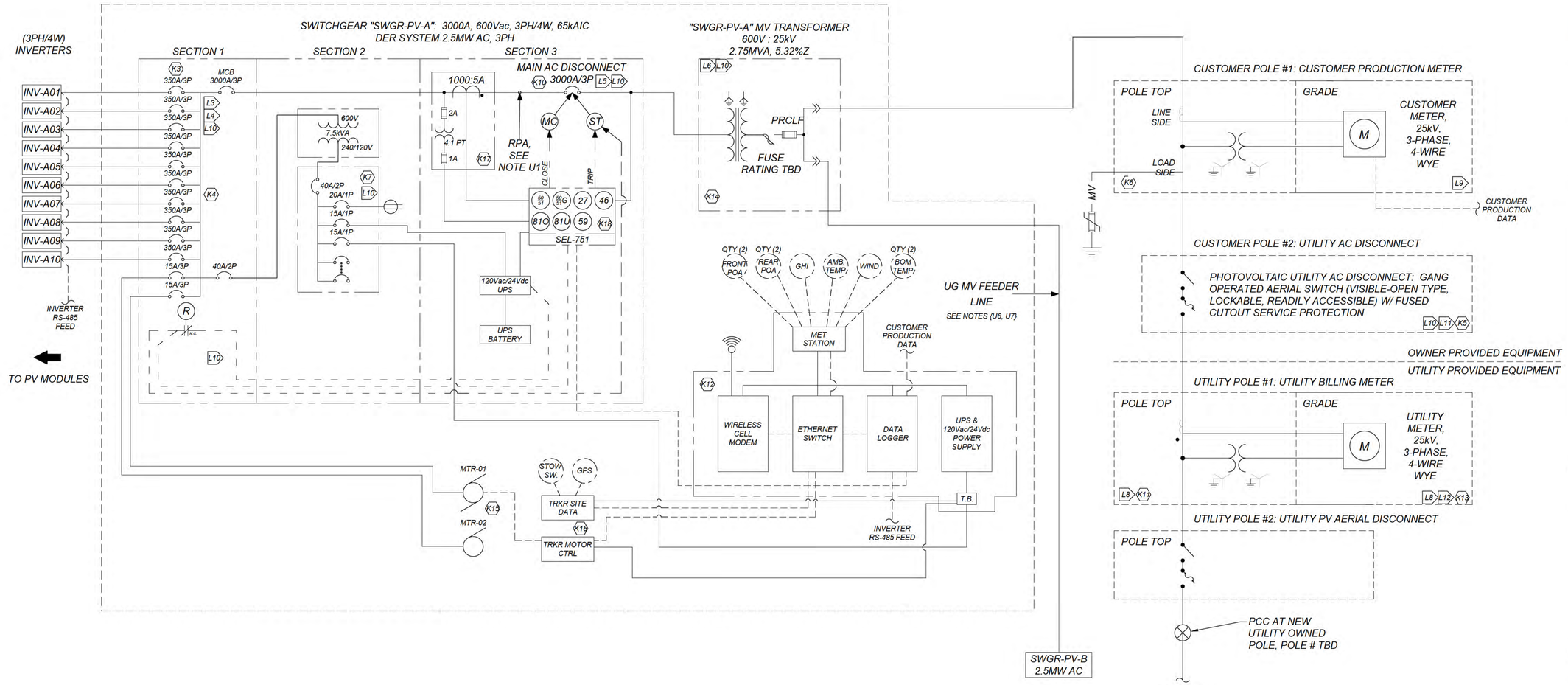
COMED

DRAWING TITLE:

TREE PLAN

SHEET: A008

SHEET SIZE: 22"x34"



KEYNOTES

K1 PHOTOVOLTAIC MODULE DC ARRAY. MODULE MAKE/MODEL, WATTAGE, STRING LENGTH & ELECTRICAL SPECIFICATIONS AS SHOWN IN TABLES ON THIS SHEET. MODULES ARE UL1703 LISTED WITH PRE-INSTALLED QUICK CONNECTS ON MODULE LEADS. DO NOT ALTER THE QUICK CONNECTS AS THIS COULD VOID WARRANTY. STRING HOMERUN CONDUCTOR CONNECTORS SHALL MATCH FACTORY-INSTALLED MODULE LEAD CONNECTORS.

K2 PHOTOVOLTAIC INVERTER. INVERTER MAKE/MODEL, WATTAGE, VOLTAGE & ELECTRICAL SPECIFICATIONS AS SHOWN IN TABLES ON THIS SHEET. INVERTER IS UL1741-SA AND UL1741-SB LISTED AND IEEE1547 COMPLIANT WITH INTEGRAL ANTI-ISLANDING PROTECTION, DC GROUND FAULT PROTECTION, AND DC & AC LOAD BREAK DISCONNECTS. ONLY POSITIVE DC INPUTS SHOWN FOR CLARITY. INVERTERS DO NOT REQUIRE AN OUTPUT NEUTRAL WIRE FOR NORMAL OPERATION PER INSTALLATION MANUAL. INVERTERS ARE LISTED TO UL1699B FOR AFCI PROTECTION.

K3 INVERTER OUTPUT BREAKER, TYP. BREAKERS SIZED PER INVERTER MANUFACTURER REQUIREMENTS.

K4 SWITCHGEAR AC INVERTER INPUT & 600Vac AUXILIARY LOAD SECTION. BREAKER SIZE & QUANTITIES AS SHOWN.

K5 VISIBLE-OPEN TYPE, LOCKABLE, AND 24/7 READILY ACCESSIBLE GANG OPERATED AERIAL SWITCH LISTED/RATED TO MEET UTILITY AND NEC STANDARDS

K6 METER CT SHALL HAVE PROVISIONS FOR WINDOW-TYPE CT'S AS WELL AS PROVISIONS FOR METER VOLTAGE REFERENCES. CT'S SHALL BE METER GRADE AND 0.3% ACCURACY OR BETTER.

K7 40A 240/120VAC AUXILIARY PANEL "AUX-01". FED BY SECONDARY OF 7.5kVA AUXILIARY TRANSFORMER WITH SECONDARY PROTECTIVE BREAKER AS SHOWN. AUXILIARY PANEL SHALL HAVE BREAKERS OF SIZE/QUANTITY SHOWN.

K8 UNUSED

K9 UNUSED

K10 MAIN AC DISCONNECT BREAKER, SIZED AS SHOWN WITH LI TRIP ADJUSTABILITY. BREAKER SHALL BE FITTED WITH A SHUNT TRIP UNIT WHICH OPERATES UNDER APPLICATION OF 120VAC CONTROL VOLTAGE. BREAKER SHALL ALSO BE FITTED WITH A MOTORIZED CLOSING DEVICE FOR REMOTE CLOSING OF BREAKER.

K11 UTILITY MAIN BILLING METER CT, MEDIUM VOLTAGE, 3PH/4W.

K12 CUSTOMER DATA ACQUISITION SYSTEM (DAS) ENCLOSURE. DAS ENCLOSURE TO HOUSE CUSTOMER METER, POWER SUPPLY & UPS, DATA LOGGER AND CELL MODEM AT A MINIMUM. DAS ENCLOSURE SHALL BE CONNECTED TO THE MET STATION ENCLOSURE, WHICH IN TURN RECEIVES SIGNALS FROM THE SENSORS AS SHOWN. SPECIFIC COMPONENTS AND CONFIGURATION PENDING DAS VENDOR FINAL DESIGN, AND SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY. DAS AND MET STATION WILL ONLY BE ON SWGR-PV-A.

K13 UTILITY MEDIUM VOLTAGE 3PH/4W MAIN BILLING METER ENCLOSURE AND METER MOUNTED ON UTILITY-OWNED POLE. METER SHALL BE LOCATED APPROX. 40FT AWAY FROM MAIN PV AC DISCONNECT. REFERENCE UTILITY NOTES U2, U3, AND U6 FOR DETAILS AND REQUIREMENTS FOR UTILITY MAIN BILLING METERING. A LABEL SHALL BE APPLIED SHOWING LOCATION OF METER. ANOTHER LABEL SHALL BE APPLIED SHOWING LOCATION OF UTILITY AC DISCONNECT.

K14 CUSTOMER-SUPPLIED INTERCONNECTION TRANSFORMER, SIZED AND WITH MAJOR SPECIFICATIONS AS SHOWN, OR EQUIVALENT.

K15 600V/3PH TRACKER MOTORS. POWER MOTORS FROM THREE-PHASE BREAKERS IN SECTION 1 OF SWGR-PV. COMM. CABLE (SUPPLIED BY TRACKER MANUFACTURER) CONNECTED FROM MOTORS TO TRACKER MOTOR CONTROLLER ENCLOSURE.

K16 TRACKER SITE DATA ENCLOSURE AND TRACKER MOTOR CONTROLLER, SUPPLIED BY TRACKER MANUFACTURER. GPS AND STOW SWITCH, INCLUDING SENSOR LEADS INCLUDED AND SUPPLIED BY MANUFACTURER. POWER UNITS FROM 120V MINI POWER CENTER AS SHOWN.

K17 RELAYING CT'S FOR SEL-751. RATIO AS SHOWN, RATED FOR RELAYING USE AND WITH A MIN. THERMAL RATING OF 2.0.

K18 MULTI-FUNCTION RELAY, SEL-751. CURRENT INPUTS FROM CT'S AS SHOWN - (3) FROM PHASE BUSSING ON SWITCHGEAR. POWER RELAY WITH 120Vac/24Vdc UPS AS SHOWN. RELAY SHALL SERVE AS GROUND FAULT PROTECTION DEVICE FOR SYSTEM.

LEGEND

L# LABEL IDENTIFIER

KEYNOTE IDENTIFIER

UTILITY NOTES

U1. REFERENCE POINT OF APPLICABILITY (RPA). THIS IS THE LOCATION AT WHICH ANTI-ISLANDING AND SINGLE PHASE TESTING WILL OCCUR IN ACCORDANCE WITH IEEE STANDARDS 1547 AND 1547.1.

U2. THE METER SOCKET FOR THE MAIN BILLING METER SHALL BE MARKED WITH A STAMPED BRASS, ALUMINUM OR STAINLESS STEEL TAG INDICATING THE ADDRESS.

U3. PV SYSTEM WARNING LABELS, PLACARDS AND BRASS TAGS SHALL MEET UTILITY REQUIREMENTS AS SPECIFIED. UTILITY METER DEPARTMENT TO REVIEW AND APPROVE METER LOCATIONS. PLACARDS SHALL CLEARLY STATE LOCATION OF NEW MAIN BILLING METER.

U4. PV SYSTEM LABELS SHALL MEET NEC 2020 REQUIREMENTS AS SPECIFIED IN ARTICLE 690 (AND ELSEWHERE AS REQUIRED). ALL EQUIPMENT, CONDUCTORS, AND PROTECTIVE DEVICES HAVE BEEN DESIGNED TO MEET NEC 2020 CODE, SPECIFICALLY SECTIONS 690, 705, 310, 240, 250 AND OTHERS AS APPLICABLE.

U5. INVERTER DC GROUNDING CONFIGURATION IS A FUNCTIONALLY GROUNDED SYSTEM PER NEC 690.2 & 690.41(A). ONLY POSITIVE CONDUCTORS SHALL BE FUSED AT THE COMBINER INPUTS. POSITIVE CONDUCTOR INSULATION SHALL BE RED, NEGATIVE CONDUCTOR INSULATION SHALL BE BLACK - WHITE CONDUCTOR INSULATION SHALL NOT BE USED.

U6. IF APPLICABLE, INSTALLER WILL ENSURE EACH CO-LOCATED PROJECT SHALL HAVE EACH EQUIPMENT DEMARCATED WITH UNIQUE IDENTIFIER ON ALL CONSTRUCTION DRAWINGS AND DRAWINGS OF RECORD, AND LIKEWISE SHALL BE LABELED AS SUCH IN THE FIELD.

U7. IF APPLICABLE, CO-LOCATED UTILITY TRANSFORMERS MAY BE FED BY MEDIUM VOLTAGE UNDERGROUND LINES DAISY CHAINED FROM ONE DUAL-INPUT TRANSFORMER TO ANOTHER

ENTERPRISE ENERGY

[redacted]

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

LICENSED PROFESSIONAL ENGINEER PRADIP KUMAR GUPTA [redacted] OF ILLINOIS

NO.	INITIALS	REVISION / ISSUE	DATE
0	SC	INTERCONNECTION APPLICATION	4/17/2024
1	SC	PLANTED SOLAR	10/22/2024
2	ISA COSSIO	CUP PACKAGE	12/23/2024
3	IC	DESIGN CHANGES - FT	1/16/2025
4	IC	POLES MOVED WEST; SCREENING SHIFT	2/3/2025
5	IC	MATERIAL MODIFICATION	2/13/2025
6	IC	WETLAND UPDATE & ROAD MOVED	3/18/2025
7			
8			
9			
10			
11			

PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

EPC OPERATOR:

COMED

DRAWING TITLE:

SINGLE LINE DIAGRAM

SHEET: E001

SHEET SIZE: 22"x34"

Q.PEAK DUO XL-G11S SERIES

590 - 605 Wp | 156 Cells
21.7 % Maximum Module Efficiency

MODEL Q.PEAK DUO XL-G11S.3/BFG



Bifacial energy yield gain of up to 21%
Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear side for radically improved LCOE.

Low electricity generation costs
Q.ANTUM DUO technology with optimized module layout to boost module power and improve LCOE.

A reliable investment
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[1].

Enduring high performance
Long-term yield security with Anti LID and Anti PID Technology[2], Hot-Spot Protect.

Frame for versatile mounting options
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (3750 Pa)[3].

Innovative all-weather technology
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

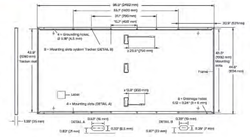
[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method B (-1500 V, 168 h)
Including post treatment according to IEC 61215-1-1 Ed. 2.0 [CD].
[3] See Installation Manual for instructions.

The ideal solution for:
Ground-mounted solar power plants

Q.PEAK DUO XL-G11S SERIES

Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	75.9 lbs (34.9 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodized aluminium
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 29.5 in (750 mm), (-) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4; Stäubli MC4-Evo2; - IP68



Electrical Characteristics

POWER CLASS			590		595		600		605	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)				BSTC*		BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[3]	P_{MPP} [W]	590	645.4	595	650.8	600	656.3	605	661.8
	Short Circuit Current[4]	I_{SC} [A]	13.74	15.04	13.77	15.07	13.80	15.10	13.82	15.13
	Open Circuit Voltage[4]	V_{OC} [V]	53.60	53.79	53.63	53.82	53.66	53.85	53.68	53.87
	Current at MPP	I_{MPP} [A]	13.12	14.35	13.17	14.41	13.22	14.46	13.27	14.52
	Voltage at MPP	V_{MPP} [V]	44.96	44.95	45.18	45.17	45.39	45.38	45.60	45.59
	Efficiency[4]	η [%]	≥ 21.1		≥ 21.3		≥ 21.5		≥ 21.7	

Bifaciality of P_{MPP} and I_{SC}: 70 % ±5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m²; 25 ±2 °C; AM 1.5 according to IEC 60904-3

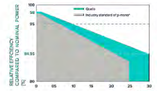
[2] BSTC: 1000 W/m² + φ × 35 W/m², φ = 70 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]

Minimum	Power at MPP	P_{MPP} [W]	444.2	448.0	451.8	455.5
	Short Circuit Current	I_{SC} [A]	11.07	11.09	11.11	11.13
	Open Circuit Voltage	V_{OC} [V]	50.69	50.72	50.75	50.77
	Current at MPP	I_{MPP} [A]	10.34	10.38	10.42	10.47
	Voltage at MPP	V_{MPP} [V]	42.97	43.15	43.34	43.52

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

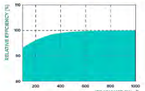


At least 98 % of nominal power during first year. Thereafter max. 0.45 % degradation per year. At least 93.95 % of nominal power up to 10 years. At least 84.95 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	30	Fire Rating based on ANSI / UL 61730	TYPE 29*
Max. Push Load[2], Test/Design		[lbs/ft²]	113 (5400 Pa) / 75 (3600 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Pull Load[2], Test/Design		[lbs/ft²]	78 (3750 Pa) / 52 (2500 Pa)		

[2] See Installation Manual for instructions

* New Type is similar to Type 3 but with metallic frame

Qualifications and Certificates

UL 61730-1 & UL 61730-2, CE-compliant, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

* Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Specifications subject to technical changes © Qcells Q-PEAK_DUO_XL-G11S.3_BFG_590-605_2024-10_Rev04_EN

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

SOLECTRIA® XGI 1500-250 SERIES

PREMIUM 3-PHASE TRANSFORMERLESS UTILITY-SCALE INVERTERS

FEATURES

- NEW and MORE POWERFUL!
  - XGI 1500-250/250-600
  - XGI 1500-225-600 (Selectable: 225kW/225kVA or 225kW/250kVA)
  - XGI 1500-200/200-480
  - XGI 1500-175-480 (Selectable: 175kW/175kVA or 175kW/200kVA)
- Industry-leading maximum DC/AC Ratio of 2.0
- Accepts two input PV Output Circuits, with no overcurrent protection required
- Made in the USA with global components
- Buy American Act (BAA) compliant
- 99.0% peak efficiency
- Flexible solution for distributed and centralized system architecture
- Advanced grid-support functionality Rule 21/UL1741SB
- Robust, dependable and built to last
- Lowest O&M and installation costs
- Access all inverters on site via WiFi from one location
- Remote diagnostics and firmware upgrades
- SunSpec Modbus Certified
- Tested compatible with the TESLA PowerPack Microgrid System

OPTIONS

- PV Source Circuit Combiners
- Web-based monitoring
- Extended warranty

MADE IN THE USA

Yaskawa Solectria Solar is pleased to introduce its most powerful XGI 1500 inverters, with the XGI 1500-250 models at 600 Vac, and the XGI 1500-200 models for 480 Vac service.



The XGI 1500-250 and XGI 1500-200 feature SiC technology, high power and high efficiency that places them at the top end of the utility-scale string inverters in the market.

Yaskawa Solectria Solar designs all XGI 1500 utility-scale string inverters for high reliability and builds them with the highest quality components -- selected, tested and proven to last beyond their warranty. The XGI 1500 inverters provide advanced grid-support functionality and meet the latest IEEE 1547 and UL 1741 standards for safety.

The XGI 1500 inverters provide ideal solutions for ground-mounted utility-scale PV systems, with models available for service connections at 600 Vac and 480 Vac. Designed and engineered in Lawrence, MA, the SOLECTRIA XGI inverters are assembled and tested at Yaskawa America's facilities in Buffalo Grove, IL. The XGI 1500 inverters are Made in the USA with global components, and are compliant with the Buy American Act.

YASKAWA SOLECTRIA SOLAR

Yaskawa Solectria Solar 1-978-683-9700 | Email: sales@solectria.com | solectria.com
Document No. FLXGI1500-04 | 10/04/2023 | © 2021 Yaskawa America, Inc.

SOLECTRIA® XGI 1500-250 SERIES TECHNICAL DATA

SPECIFICATIONS

PRODUCT SPECIFICATION		XGI 1500 INVERTER MODEL			
		XGI 1500 250/250-600	XGI 1500 225-600	XGI 1500 200/200-480	XGI 1500 175-480
DC Input	Absolute Maximum Input Voltage	1500 VDC			
	Maximum Power Voltage Range (MPPT)	860-1250 VDC		750-1250 VDC	
	Operating Voltage Range (MPPT)	860-1450 VDC		750-1450 VDC	
	Number of MPP Trackers	1 MPPT			
	Maximum Operating Input Current	296.7 A	267 A	237.3 A	207.6 A
	Maximum Operating PV Power	255 kW	230 kW	204 kW	179 kW
	Maximum DC/AC Ratio I Max Rated PV Power	2.0 I 500 kW	2.22 I 500 kW	2.5 I 500 kW	2.86 I 500 kW
	Max Rated PV Short-Circuit Current (Isc x 1.25)	800 A			
AC Output	Nominal Output Voltage	600 VAC, 3-Phase		480 VAC, 3-Phase	
	AC Voltage Range	-12% to +10%			
	Continuous Real Output Power	250 kW	225 kW	200 kW	175 kW
	Continuous Apparent Output Power (kVA)	250	250 225	200	200 175
	Maximum Output Current (A_{max})	240.6	XGI 1500-225/225: 216.5 225/250: 240.6	240.6	XGI 1500-175/175: 210.5 175/200: 240.6
	Fault Current Contribution (1 cycle RMS)	390 A	390 A 351 A	312 A	312 A 273 A
	Conductor Compatibility	600 kcmil max, Cu or Alum, 1 or 2 conductors with lugs			
	Nominal Output Frequency	60 Hz			
	Power Factor (Unity default)	+/- 0.80 Adjustable			
	Total Harmonic Distortion (THD) @ Rated Load	< 5%			
	Grid Connection Type	3-Ph + N/GND			
Efficiency	Peak Efficiency	99.0%			
	CEC Average Efficiency	98.5%			
	Tare Loss	<1 W			
Temperature	Ambient Temperature Range	-40°F to 140°F (-40°C to 60°C)			
	De-Rating Temperature	113°F (45°C)	127°F (53°C)	113°F (45°C)	131°F (55°C)
	Storage Temperature Range	-40°F to 167°F (-40°C to 75°C)			
	Relative Humidity (non-condensing)	0 - 95%			
	Operating Altitude	9,840 ft (3 km)			
Communications	Advanced Graphical User Interface	WiFi			
	Communication Interface	Ethernet			
	Third-Party Monitoring Protocol	SunSpec Modbus TCP/IP			
	Web-Based Monitoring	Optional			
	Firmware Updates	Remote and Local			
Testing & Certifications	Safety Listings & Certifications	UL 1741, IEEE 1547, UL 1998, UL 1699b Photovoltaic Arc-Fault Circuit Protection Certified			
	Advanced Grid Support Functionality	Rule 21, UL 1741SB			
	Testing Agency	ETL			
	FCC Compliance	FCC Part 15 (Subpart B, Class A)			
Warranty	Standard and Options	5 Years Standard; Option for 10 Years			
Enclosure	Acoustic Noise Rating	73 dBA @ 1 m ; 67dBA @ 3 m			
	DC Disconnect	Integrated 2-Pole 400 A DC Disconnect			
	Mounting Angle	Vertical only			
	Dimensions	Height: 29.5 in. (750 mm) I Width: 44.3 in. (1125 mm) I Depth: 15.4 in. (390 mm)			
	Weight	290 lbs (131.5 kg)			
	Enclosure Rating and Finish	NEMA 4X, IEC IP66, Type 3R, Polyester Powder-Coated Aluminum			

IT'S PERSONAL

YASKAWA SOLECTRIA SOLAR

Yaskawa Solectria Solar 1-978-683-9700 | Email: sales@solectria.com | solectria.com
Document No. FLXGI1500-04 | 10/04/2023 | © 2021 Yaskawa America, Inc.

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PV SYSTEM OVERVIEW	
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ARRAY AZIMUTH	179
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MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
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PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

LICENSED PROFESSIONAL ENGINEER
PRADIP KUMAR GUPTA
[redacted]
OF ILLINOIS

NO.	INITIALS	REVISION / ISSUE	DATE
0	SC	INTERCONNECTION APPLICATION	4/17/2024
1	SC	PLANTED SOLAR	10/22/2024
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11			

PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

EPC OPERATOR:

COMED

DRAWING TITLE:

DATASHEETS

SHEET:	SHEET SIZE:
E003	22"x34"

Certificate

TÜVRheinland

Certificate no. US 72226018 01

License Holder:
Solectria Renewables LLC
360 Merrimack Street, Bldg. 9, 2nd
Lawrence MA 01843
USA

Manufacturing Plant:
Yaskawa America Inc
1067 Johnson Drive
Buffalo Grove IL 60089
USA

Test report no.: USA-LH US22OTAY 001
Tested to: UL 1741:2010 R2.18

Client Reference: Thomas Shanahan

Certified Product: Grid Support Utility Interactive Inverter

License Fee - Units

Model Designation:
1) XGI 1500-125/125-UL; 2) XGI 1500-125/150-UL;
3) XGI 1500-150/166-UL; 4) XGI 1500-166/166-UL;
5) XGI 1500-125/125-3S; 6) XGI 1500-166/166-3S;
7) XGI 1500-125/125-UL-A; 8) XGI 1500-125/150-UL-A;
9) XGI 1500-150/166-UL-A; 10) XGI 1500-166/166-UL-A;
11) XGI 1500 250/250-600; 12) XGI 1500 225-600;
13) XGI 1500 200/200-480; 14) XGI 1500 175-480

Rated Voltage: DC 1500V max.
Operating Voltage Range: 1) -12) DC 860-1450V;
13)-14) DC 750-1450V contd.

Appendix: 1, 1-40

Licensed Test mark:

TÜVRheinland US

Date of Issue (day/mo/yr)
10/06/2022

TUV Rheinland of North America, Inc., 295 Foster Street, Suite 100, Littleton, MA 01460, Tel +1 (978) 266 9500, Fax +1 (978) 266-9992

Certificate

TÜVRheinland

Certificate no. US 72226018 04

License Holder:
Solectria Renewables LLC
360 Merrimack Street, Bldg. 9, 2nd
Lawrence MA 01843
USA

Manufacturing Plant:
Yaskawa America Inc
1067 Johnson Drive
Buffalo Grove IL 60089
USA

Test report no.: USA-LH US22OTAY 003
Tested to: UL 1741:2021

Client Reference: Thomas Shanahan

Certified Product: Grid Support Utility Interactive Inverter

License Fee - Units

Change:
Upgrade of standard for all models: see above

Special Remarks: Also evaluated to:
1) UL 1741 Edition 3 Supplement SB for grid interactive functions and IEEE 1547-2018 and IEEE 1547.1-2020
- IEEE1547.1-2020: Normal Operating Performance B;
- Abnormal Operating Performance III
2) UL 1741 Edition 3 Supplement SB for interoperability
- IEEE 1547-2018 and IEEE 1547.1-2020:
Using SunSpec Modbus protocol

Appendix: 1, 1-40

Licensed Test mark:

TÜVRheinland US

Date of Issue (day/mo/yr)
30/01/2023

TUV Rheinland of North America, Inc., 295 Foster Street, Suite 100, Littleton, MA 01460, Tel +1 (978) 266 9500, Fax +1 (978) 266-9992

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PV SYSTEM OVERVIEW	
DC SYSTEM SIZE (kWDC)	7,151
AC SYSTEM SIZE (kWAC)	5,000
DC/AC RATIO	1.430
QTY PV MODULES	12,120
QTY INVERTERS	20
ARRAY TILT	30
ARRAY AZIMUTH	179
PV MODULE SPECIFICATIONS	
MANUFACTURER	Q.CELLS
MODEL NUMBER	Q.PEAK DUO XL-G11S.3/BFG
POWER (WDC-STC)	590
MAX SYSTEM VOLTAGE (VDC)	1500
PV INVERTER SPECIFICATIONS	
MANUFACTURER	SOLECTRIA
MODEL NUMBER	XGI 1500 250/250-600
MAX OUTPUT POWER (kWAC / kVA)	250 / 250
OUTPUT VOLTAGE (VAC)	600
MAX INPUT VOLTAGE (VDC)	1,500

ENGINEER'S STAMP:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

LICENSED PROFESSIONAL ENGINEER
PRADIP KUMAR GUPTA
[redacted]
OF ILLINOIS

NO.	INITIALS	REVISION / ISSUE	DATE
0	SC	INTERCONNECTION APPLICATION	4/17/2024
1	SC	PLANTED SOLAR	10/22/2024
2	ISA COSSIO	CUP PACKAGE	12/23/2024
3	IC	DESIGN CHANGES - FT	1/16/2025
4	IC	POLES MOVED WEST; SCREENING SHIFT	2/3/2025
5	IC	MATERIAL MODIFICATION	2/13/2025
6	IC	WETLAND UPDATE & ROAD MOVED	3/18/2025
7			
8			
9			
10			
11			

PROJECT NAME:

ZEPELAK CSG
USA ENERGY INDEPENDENCE 1, LLC

LOCATION:

9318 CORNEILS RD
YORKVILLE, IL 60560
41.692298°, -88.435083°
KENDALL COUNTY, IL

EPC OPERATOR:

COMED

DRAWING TITLE:

CERTIFICATIONS

SHEET: E004

SHEET SIZE: 22"x34"

K.

ENTERPRISE ENERGY

Vegetation Installation and Management Plan for Zepelak CSG

Prepared March 2025 by:

Natural Resource Services

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1. Zepelak CSG Vegetation Management Plan (VMP) Overview

1.1. Site Developer

Enterprise Energy
[redacted]

1.2. Project Location

9316 Corneils RD
Yorkville, IL 60560

1.3. Vegetation Restoration Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90
Princeville, IL 61559

1.4. Project Description

The proposed Zepelak CSG project is a 5 MW AC project planned for approximately 20 acres in Kendall County, Yorkville, IL. Fixed panels with a leading edge of about 36" are planned on site. Due to the shaded and more arid conditions beneath the fixed panels, a fescue mix will be seeded in these areas, with fescues extending 2 feet out from the leading edge of panels. Aisles of the solar array will be planted with a fully native pollinator mix. Other areas, such as buffer zones in the north, north east, and parts of the southern section, will be planted with a basin mix because of the higher soil moisture.

An infiltration basin is planned to be installed on the eastern edge of the array along with vegetative screening on the southern and south-eastern sections of the parcel. Native species that will be planted are Black Hills Spruce (*Picea glauca* var. *densata*) and Common Buttonbush (*Cephalanthus occidentalis*) which are adapted to the climatic and soil moisture conditions. A small portion of a wetland identified by the USFWS National Wetlands Inventory is found on the northern part of the parcel boundary, outside of the array fence.

1.5. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success

working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

2. Site Information

2.1. Site Location

The Zepelak project is located on the north side of Corneils RD and under ¾ of a mile to the east of the convergence of North Bridge St. (IL-47) and Corneils RD. Zepelak is located in Yorkville, Illinois and the GPS coordinates are 41.692298, -88.435083. The address of the project is 9318 Corneils RD, Yorkville, IL 60560.



2.2. Map of Array Layout



2.3. Site Conditions

A review of historical aerial photos shows that the entire site has been in traditional row crops for the majority of the last 30 years. Little to no ponding can be seen in the aerial photos. A review of the soils on the USDA/NRCS Web Soil Survey shows a variety of loam soils, varying from poorly drained to well drained. A majority of the site is ecologically classified as Rush Silt Loam (~ 80%) followed by Lorenzo loam, Drummer silty clay loam and Millbrook silt loam. Drummer silty loam is classified as hydric.

3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain Pollinator Friendly status as defined in the Illinois Pollinator Friendly Solar Site Act (525 ILCS 55/) [1].

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.



The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.

[1] https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3900&ChapterID=44

3.3. Vegetation Installation Overview

The native mix planned for this array is selected for ecological appropriateness to the soil moisture, types and site conditions as well as the mature plant height of 24" underneath solar panels so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor using appropriate herbicides to kill all actively growing weeds on the project site. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

A custom native pollinator seed mix has been designed for use on this project and is found in Section 8. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Tree and Shrub Installation

Tree and shrub installation can occur either before or after permanent seeding depending on the preferences of the contractor, timing of seeding, and the site conditions. If installation occurs after permanent seeding, touchup seeding in the disturbed areas may need to be completed. All trees and shrubs should be watered at the time of installation and properly mulched. A watering plan should be in place in the event of inadequate rainfall.

4.7. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM can also include grazing, haying, and other maintenance options as appropriate. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferrable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.
3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Vegetative Screening Installation

1. Prior to tree and shrub installation, planting locations should be marked to ensure proper placement and spacing of the trees and shrubs. Spacing is planned to be 12' between individual plants.
2. Install trees and shrubs using appropriate equipment and procedures, including watering at the time of installation, mulch rings, and staking or guying if necessary.
3. Implement a watering plan post-installation to ensure survival.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination.

Year 3 typically requires 3 IVM site visits depending on vegetation status.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mix

Zepelak CSG Native Seed Mix

Seeding Rate - 12.5 lb/acre - 75 seed/ft²

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds per ft²	% of Mix by Seeds/ft²
Sideoats Grama	Bouteloua curtipendula		34.25%	4.28	9.43	12.58%
Prairie Brome	Bromus kalmii		0.80%	0.10	0.29	0.39%
Plains Oval Sedge	Carex brevior		2.80%	0.35	3.72	4.97%
Bicknell's Sedge	Carex bicknellii		0.96%	0.12	0.75	1.00%
Troublesome Sedge	Carex molesta		1.84%	0.23	2.11	2.82%
Brown Fox Sedge	Carex vulpinoidea		2.00%	0.25	9.18	12.24%
Silky Wild Rye	Elymus villosus		6.00%	0.75	1.52	2.02%
Little Bluestem	Schizachyrium scoparium		26.96%	3.37	18.57	24.75%
Prairie Dropseed	Sporobolus heterolepis		0.40%	0.05	0.29	0.39%
Graminoid Total			**76.00%**	**9.50**	**46.87**	**61.15%**
Common Yarrow	Achillea millefolium	Jun-Aug	0.44%	0.06	3.63	4.84%
Nodding Onion	Allium cernuum	Jul-Aug	0.24%	0.03	0.08	0.11%
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	0.17	0.98	1.30%
Canada Anemone	Anemone canadensis	May-Jun	0.04%	0.01	0.02	0.02%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.04%	0.01	0.07	0.10%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.34%	0.04	0.06	0.08%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.32%	0.04	0.06	0.08%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.08%	0.14	0.84	1.13%
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	3.11%	0.39	0.39	0.51%
White Prairie Clover	Dalea candida	Jun-Sep	4.08%	0.51	3.56	4.74%
Purple Prairie Clover	Dalea purpurea	Jul-Sep	6.02%	0.75	4.98	6.63%
Cream Gentian	Gentiana flavida	Aug-Sep	0.04%	0.01	0.27	0.36%
Prairie Blazing Star	Liatris pycnostachya	Jul-Sep	0.24%	0.03	0.12	0.16%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.09%	0.01	0.95	1.26%
Prairie Wild Rose	Rosa arkansana	Jun-Aug	0.29%	0.04	0.03	0.04%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.92%	0.24	8.13	10.83%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.04%	0.01	0.57	0.76%
Ohio Goldenrod	Solidago ohioensis	Aug-Sep	0.04%	0.01	0.21	0.28%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.04%	0.01	0.48	0.64%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.16%	0.02	0.57	0.76%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.24%	0.03	0.09	0.12%
Hoary Vervain	Verbena stricta	Jun-Sep	1.44%	0.18	1.85	2.46%
Golden Alexanders	Zizia aurea	Apr-Jun	2.40%	0.30	1.21	1.62%
Forb Total			**24.00%**	**3.00**	**29.14**	**38.85%**
Mix Total			**100.00%**	**12.50**	**75.01**	**100.00%**

Northern IL poorly drained soil mix

March 2025

Natural Resource Services

Zepelak Solar Array Mix

Seeding Rate - 125 Lb/acre - 1,423.3 seeds/ft^2

Common Name	Scientific Name	% of Mix	Lbs/Acre	Seeds/ft^2	% of Mix by Seeds/ft^2
Hard Fescue	Festuca trachyphylla	25.00%	31.25	401.75	28.23%
Chewings Fescue	Festuca rubra commutata	25.00%	31.25	321.40	22.58%
Creeping Red Fescue	Festuca rubra	25.00%	31.25	321.40	22.58%
Sheeps Fescue	Festuca ovina	25.00%	31.25	378.80	26.61%
Mix Total		**100.00%**	**125.00**	**1423.35**	**100.00%**

Natural Resource Services

Zepelak CSG Basin Mix

Seeding Rate - 7lb/acre - 167.7 seeds/ft^2

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds/ft^2	% of Mix by Seeds/ft^2
Bottlebrush Sedge	Carex comosa		3.57%	0.25	2.75	1.64%
Fringed Sedge	Carex crinita		5.71%	0.40	3.38	2.01%
Pointed-broom Sedge	Carex scoparia		2.86%	0.20	6.17	3.68%
Common Fox Sedge	Carex stipata		2.86%	0.20	2.50	1.49%
Brown Fox Sedge	Carex vulpinoidea		2.86%	0.20	7.35	4.38%
Canada Wild Rye	Elymus canadensis		11.86%	0.83	1.59	0.95%
Virginia Wild Rye	Elymus virginicus		17.86%	1.25	1.93	1.15%
Fowl Manna Grass	Glyceria striata		0.29%	0.02	1.18	0.70%
Dudley's Rush	Juncus dudleyi		0.29%	0.02	23.51	14.01%
Fowl Bluegrass	Poa palustris		11.14%	0.78	37.25	22.20%
Little Bluestem	Schizachyrium scoparium		17.14%	1.20	6.61	3.94%
Graminoid Total			**76.43%**	**5.35**	**94.20**	**56.16%**
Canada Anemone	Anemone canadensis	May-Jun	1.29%	0.09	0.27	0.16%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	2.65%	0.19	1.16	0.69%
Nodding Bur Marigold	Bidens cernua	Jun-Sep	0.65%	0.05	0.35	0.21%
Southern Blue Flag Iris	Iris virginica shrevei	May-Jul	1.29%	0.09	0.03	0.02%
Great Blue Lobelia	Lobelia siphilitica	Jul-Oct	1.03%	0.07	13.28	7.91%
Monkey Flower	Mimulus ringens	Jun-Sep	0.52%	0.04	30.54	18.20%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	1.29%	0.09	7.30	4.35%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	3.55%	0.25	8.40	5.01%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.77%	0.05	4.98	2.97%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	3.23%	0.23	0.66	0.40%
Blue Vervain	Verbena hastata	Jul-Sep	2.14%	0.15	5.12	3.05%
Golden Alexanders	Zizia aurea	Apr-Jun	5.16%	0.36	1.46	0.87%
Forb Total			**23.57%**	**1.65**	**73.54**	**43.84%**
Mix Total			**100.00%**	**7.00**	**167.74**	**100.00%**

9. Pollinator Scorecard

Illinois Solar Site Pollinator Habitat Planning Form

Use this form as a draft before completing the *Illinois Planned Pollinator Habitat on Solar Sites Scorecard* online

In Between and Under Solar Panels

1. PLANNED PLANT DIVERSITY IN ROWS & UNDER SOLAR ARRAY (choose up to 2)
   - ☐ 4-6 species +5 pts
   - ☑ 7 or More species +8 pts
   - ☑ All Native Species (minimum 4 species) +10 pts

Perimeter and Buffer Area

2. VEGETATIVE BUFFER PLANNED ADJACENT TO THE SOLAR SITE (choose all that apply)
   - ☑ Buffer planned outside of array fencing +5 pts
   - ☐ Buffer is 30-49ft wide measured from array fencing +5 pts
   - ☐ Buffer is at least 50ft wide measured from array fencing +10 pts
   - ☑ Buffer has Native shrubs/trees that provide food for wildlife +5 pts

3. SEEDS USED FOR NATIVE PERIMETER & BUFFER AREAS (choose all that apply)
   - ☑ Mixes are seeded using at least 20 seeds per square foot of Pure Live Seed or 40 Seeds per square foot on slopes > 5% +10 pts
   - ☐ All seeds are from a source within 150 miles of site +5 pts
   - ☐ At least 2% milkweed cover is planned to be established from seeds/plants +5 pts

4. PLANNED # OF NATIVE SPECIES IN SITE PERIMETER & BUFFER AREA (species with more than 1% cover)(choose 1)
   - ☐ 5-10 species +2 pts
   - ☐ 10-15 species +5 pts
   - ☐ 16-20 species +10 pts
   - ☑ >20 species +15 pts

Exclude invasive and non-native plant species from total

5. PLANNED PERCENT OF PERIMETER & BUFFER AREA DOMINATED BY NATIVE PLANT SPECIES (choose 1)
   - ☐ 26- 50 % +2 pts
   - ☑ 51-75 % +10 pts
   - ☑ More than 75% +15 pts

Whole Site

6. PLANNED PERCENT OF SITE VEGETATION COVER TO BE DOMINATED BY DESIRABLE WILDFLOWERS (choose 1)
   - ☑ 26- 50 % +2 pts
   - ☐ 51-75 % +10 pts
   - ☐ More than 75% +15 pts

7. PLANNED SEASONS WITH AT LEAST THREE BLOOMING NATIVE SPECIES PRESENT (choose all that apply)
   - ☑ Spring (April-May) +5 pts
   - ☑ Summer (June-August) +5 pts
   - ☑ Fall (September-October) +5 pts

8. HABITAT SITE PREPARATION PRIOR TO IMPLEMENTATION (choose all that apply)
   - ☑ Soil preparation done to promote germination and reduce erosion as appropriate for the site. +10 pts
   - ☑ Measures taken to control weeds prior to seeding +10 pts
   - ☐ None -10 pts

9. AVAILABLE HABITAT COMPONENTS WITHIN 0.25 MILES (choose all that apply)
   - ☐ Native bunch grass for bee nesting +2 pts
   - ☑ Native trees/shrubs for bee nesting +2 pts
   - ☑ Clean, perennial water sources +2 pts
   - ☐ Created habitat nesting features +2 pts

10. SITE PLANNING AND MANAGEMENT(choose all that apply)
    - ☑ Detailed establishment and management plan developed +10 pts
    - ☐ Signage legible at forty or more feet stating "pollinator friendly solar habitat" +3 pts

11. INSECTICIDE RISK (choose all that apply)
    - ☐ Planned on-site use of insecticide or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 pts
    - ☐ Communication/registration with local chemical applicators or on www.fieldwatch.com to prevent drift +5 pts

Total Points: 119

Meets Preliminary Pollinator Standards - 85
Provides Exceptional Habitat - 110 and higher

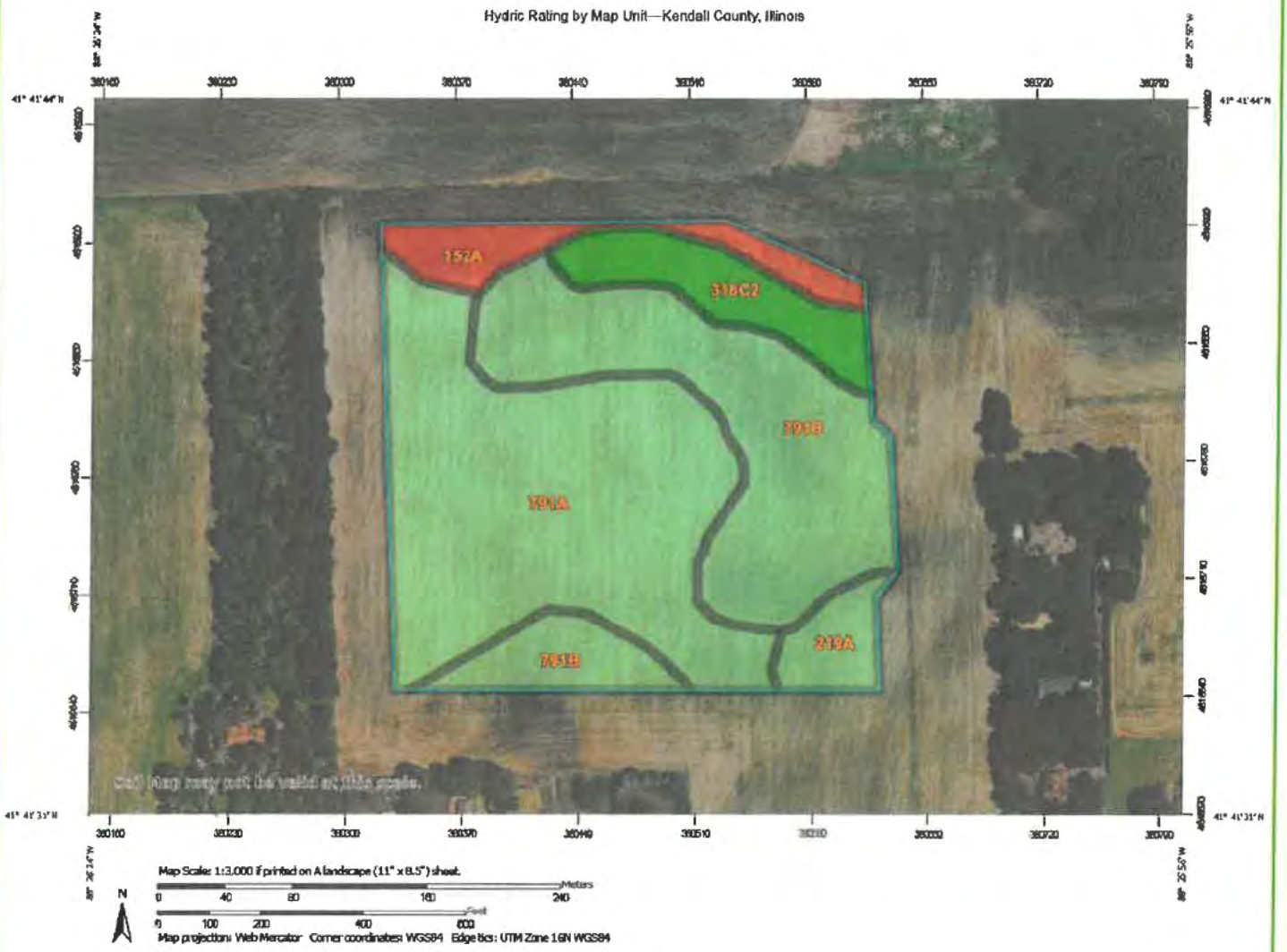
Owner: Zepelak CSG 1
Vegetation Consultant: Natural Resource Services, Inc
Project Location: Yorkville, Illinois
Project Size: 20.1 acres
Final Seeding Date: May 2026

This form is designed (with the help of the Solar Site Pollinator Guidelines found on IDNR's website) to guide owners or managers of solar sites to meet the requirements to be able to claim a site is pollinator friendly according to the "Pollinator Friendly Solar Site Act (525 ILCS 55)". This form is for company records only and does not grant the title of a Pollinator Friendly Solar Site until the "Illinois Planned Pollinator Habitat on Solar Sites Scorecard" is completed with a score of 85 or higher on IDNR's website. This preliminary recognition is good for 3yrs, after which the "Established Pollinator Habitat on Solar Sites Scorecard" will need to be completed every 5 years to maintain recognition as a Pollinator Friendly Solar Site

12/3/2019

Natural Resource Services

10. Soils Maps



Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/3/2025
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2020—Jul 3, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
152A	Drummer silty clay loam, 0 to 2 percent slopes	100	1.4	6.8%
219A	Millbrook silt loam, 0 to 2 percent slopes	3	0.8	4.2%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	0	1.7	8.7%
791A	Rush silt loam, 0 to 2 percent slopes	6	8.9	44.6%
791B	Rush silt loam, 2 to 4 percent slopes	6	7.1	35.6%
Totals for Area of Interest			20.0	100.0%

E.

USA Energy Independence 1 LLC
Decommissioning Plan

Enterprise Energy, LLC

[redacted]

DECOMMISSIONING PLAN

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Solar Garden components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed of. USA Energy Independence 1 LLC will be responsible for all the decommissioning costs.

REMOVAL PROCESS

The decommissioning of the Solar Garden proceeds in the following reverse order of the installation:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens. If desired, the site. can return to productive farmland after the system is removed.

ENTERPRISE ENERGY

DECOMMISSIONING CONSIDERATIONS

We ask that Kendall County take note of 3 important considerations: 1) a community solar garden is not a public nuisance, 2) the resale and recycle value are expected to greatly offset the cost of decommissioning, and 3) Kendall County and taxpayers are not at risk.

1) Our modules do not contain hazardous materials and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden will be fenced in for security and will be sheltered from sight with new screening. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to greatly offset the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 25 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules greatly offsets the cost of decommissioning. This does not factor in the recycle value of other raw materials like steel, copper, etc.

3) In the extremely unlikely, "worst-case" scenario where (1) the Solar Garden Owner fails to decommission and neither our lender nor any power generation entities want the assets, and then (2) the landowner fails to decommission the Solar Garden (which the landowner would have the right to do under the Property lease), and then (3) the decommissioning financial surety was insufficient to decommission the Solar Garden, Kendall County would have its standard police powers to enforce decommissioning. If that process ultimately resulted in Kendall County gaining ownership of the property, Kendall County could sell the parcel which would absolutely exceed the decommissioning cost.

DECOMMISSIONING FINANCIAL SURETIES

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to greatly offset the cost of decommissioning, and 3) Kendall County and taxpayers are not at risk, we are cognizant that Kendall County will require the posting of a bond, letter of credit, or the establishment of an escrow account as a condition of issuing USA Energy Independence 1 LLC a Conditional Use Permit. Of course, Kendall County would be the beneficiary of any required security.

We are offering a $50,000 bond for a decommissioning financial surety, to Kendall County.

This financial surety provides an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. Kendall County will be the designated beneficiary of the fund and the landowner will be provided a copy of the document, thereby establishing the obligation before construction commences.

INSURANCE INFORMATION

USA Energy Independence 1 LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, the electric utility, and its Solar Garden lenders and investors. USA Energy Independence 1 LLC will be listed on a policy that includes:

- Liability coverage that will include $1,000,000 in coverage against damage to rented property Excess liability coverage of an additional $1,000,000 per occurrence
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt.

1.0 DECOMMISSIONING PLAN

1.1 General

USA Energy Independence 1 LLC is a proposed 7.151-megawatt direct current (MW-dc) or 5.0-megawatt alternating current (MW-ac) solar electric generating facility using ground-mounted photovoltaic panels located in Kendall County, IL. The facility will be located in a fenced area of approximately 20 acres. The vast majority of the site is currently in agricultural use, most of it farmed in row crops. Following decommissioning of the facility, the land will be restored to its pre-construction condition to the extent practicable.

The decommissioning plan (plan) presents the following provisions that are intended to ensure that facilities are properly removed after their useful life. The plan includes provisions for the complete removal of all structures, foundations, underground cables, transformers, inverters, foundations, and the restoration of soil and vegetation. The Contractors will comply with the requirements of all permits during the decommissioning process. Disposal of structures and foundations will comply with any applicable County Solid Waste regulations.

1.2 Decommissioning and Reclamation

Solar projects typically have a life span of approximately 30-40 years, though some replacing or updating of equipment may occur during that time frame. The Solar Garden Owner will be responsible for the removal of all aboveground and underground equipment to full depth within

the Project area at the end of the solar project life span. The Solar Garden Owner will restore and reclaim the site to pre-construction topography and topsoil to the extent practical.

Decommissioning includes removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access road, security fence, and any drainage structures are also included in the scope. Standard decommissioning practices would be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

After all the equipment is removed, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade and the site will be restored to pre-construction conditions, to the extent practicable. All access roads and other areas compacted by the equipment will be de-compacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition.

1.3 List of Decommissioning Activities

1.3.1 Timeline

Decommissioning is estimated to take approximately 25-30 weeks to complete. The decommissioning crew(s) will ensure that all equipment and materials are recycled or disposed of properly.

1.3.2 Removal and Disposal of Site Components

The removal and disposal details of the site components are found below.

Modules: Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

Racking: Racking and racking components will be disassembled and removed from the steel foundation posts, processed to an appropriate size, and sent to a metal recycling facility.

Steel Foundation Posts: All structural foundation steel posts will be pulled out to full depth, removed, processed to an appropriate size, and shipped to a recycling facility. The posts can be removed using backhoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation.

Overhead and Underground Cables and Lines: All underground cables and conduits will be removed to full depth in a way that will not impede the reintroduction of farming. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

Inverters, Transformers, and Ancillary Equipment: All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

Equipment Foundation and Ancillary Foundations: The ancillary foundation for USA Energy Independence 1 LLC are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation Piles are typically removed full depth using a vibratory hammer mounted on a backhoe or similar type of equipment. During the excavation, the topsoil will be segregated from the subsoil, so that the soil can be replaced in the excavation and compacted to restore the pre-construction soil profile. Duct banks will be excavated to full depth. All unexcavated areas compacted by equipment used in decommissioning will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

Fence: All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

Access Roads: Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner, using the following process:

1) After final clean-up, access roads may be left intact through mutual agreement of the landowner and the Owner.

2) If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be de-compacted using a chisel plow or other appropriate subsoiling equipment.

All rocks larger than four inches will be removed. The access roads and adjacent areas that are compacted by the equipment will be de-compacted.

1.3.3 Restoration/Reclamation of Site

The Owner will restore and reclaim the site to the pre-solar farm condition to the extent practical consistent with the site lease agreement. The Owner assumes that most of the site will be returned to farmland and/or pasture after decommissioning and will implement appropriate measures to facilitate such uses. If no specific use is identified, the Owner will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the extent practicable while minimizing new disturbance and removal of native vegetation. The decommissioning effort will implement best management practices (BMPs) to minimize erosion and to contain sediment on the Project to the extent practicable with the intent of meeting this goal include:

1. Minimize new disturbance and removal of native vegetation to the greatest extent practicable.

2. Remove solar equipment and all access roads up to full depth, backfill with subgrade material and cover with suitable topsoil to allow adequate root penetration for plants, and so that subsurface structures do not substantially disrupt groundwater movements.

3. Any topsoil that is removed from the surface for decommissioning will be stockpiled to be reused when restoring plant communities. Once decommissioning activity is complete, topsoil will be re-spread to assist in establishing and maintaining plant communities.

4. Stabilize soils and return them to agricultural use according to the lease agreements.

5. Prior to and after decommissioning activities, install erosion and sediment control measures, such as silt fences, bio-rolls, and ditch checks in all disturbance areas where the potential for erosion and sediment transport exists, consistent with stormwater management objectives and requirements.

Decommissioning and restoration activities at each site will be completed within 5-6 weeks after the solar energy farm is considered a discontinued use.

1.4 Post-Restoration Monitoring

Decommissioning of the site will comply with permits for the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Storm Water (CSW) Permit, Spill Containment, and Countermeasure (SPCC) Plan, and Storm Water Pollution

Prevention Plan (SWPPP), if grading activities are necessary and exceed applicable permit thresholds. Decommissioning may include post-restoration monitoring as required by the NPDES/SDS CSW Permit and SWPPP and other applicable requirements.

Decommissioning Costs Table

Project Name: USA Energy Independence 1 LLC
Date: Feb 17, 2025
Project Size 7.151 MW-DC | 5MW-AC

	Quantity	*Unit*	*Unit Price*	*Line Item Price*
Mobilization/Demobilization	1	Lump Sum	**$33,114**	**$33,114**
Mobilization was estimated to be approximately 7% of total cost of other items. This number was developed from speaking with contractors.				
Permitting				
State Permits	1	Lump Sum	$10,000	$10,000
Subtotal Permitting				**$10,000**
Decommissioning will require a SWPPP and SPCC plan, cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Removal Gravel Surfacing from Road	642.30	Cubic Yards	$2.59	$1,663.55
Haul Gravel Removed from Road	642.30	Cubic Yards	$5.44	$3,494.09
Disposal of Gravel Removal from Road	959	Tons	$0.00	$0.00
Removal Geotextile Fabric from Road Area	2,889	Square Yards	$1.40	$4,044.44
Haul Geotech Fabric Removed from Beneath Access Roads	0.80	Tons	$3.99	$3.18
Disposal of Geotech Fabric Removed from Beneath Access Roads	0.80	Tons	$81.00	$64.53
Removal Culvert from Beneath Road	1	Each	$1,200.00	$1,200.00
Haul Culvert Removed from Road	1	Each	$3.99	$3.99
Disposal of Culverts	1	Each	$24.30	$24.30
Grade Road Corridor (Re-spread Topsoil)	1,300	Linear Feet	$1.59	$2,067.00
Erosion and Sediment Control for Road Restoration	1,300	Linear Feet	$3.29	$4,277.00
Till to Farmable Condition	0.597	Acres	$402.87	$240.46
Removal of Security Fence	3,630	Linear Feet	$12.43	$45,120.90
Subtotal Civil Infrastructure				**$62,203.44**
Structural Infrastructure				
Removal Steel Foundation Posts (Arrays, Equipment, Met Towers)	1241	Each	$13.38	$16,606.94
Haul Tracker Steel Post	91	Tons	$10.24	$933.65
Removal Fixed Tilt Racking	505	Each	$20.00	$10,100.00
Haul Fixed Tilt Racking	118	Ton	$10.24	$1,207.03
Subtotal Structural Infrastructure				**$28,847.62**
Steel removal costs were calculated by using information from array manufacturers for installation rates and using the same rates to calculate total days to remove equipment. Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection/Transmission System				
Removal of PV Modules	12,120	Each	$5.27	$63,872.40
Haul PV Modules for Disposal	313	Tons	$3.99	$1,250.02
Disposal of PV Modules	313	Tons	$81.00	$25,376.25
Removal of Inverters	10	Each	$48.00	$480.00
Removal of PCU Station (Inverters/Panelboard/Transformer)	1	Each	$4,000.00	$4,000.00
Haul PCU Equipment to Recycler	1	Each	$230.50	$230.50
Remove Equipment Pad and Foundations	1	Each	$784.49	$784.49
Haul Concrete Foundations	10	Tons	$3.99	$39.90
Disposal of Concrete from Transformer Foundation	10	Tons	$81.00	$810.00
Remove, Haul, and Dispose of Timber Transmission Poles	7	Each	$1,000.00	$7,000.00
Remove and Haul MV Power Cables	1100	Linear Feet	$18.14	$19,954.00
Removal of DC Collector System Cables (copper)	5	Per MW AC	$1,950.00	$9,750.00
Removal of Underground (AC) Cables	1250	Linear Foot	$2.70	$3,375.00
Load and Haul Cables for Recycling	12.02	Ton	$8.25	$99.16
Subtotal Electrical Collection/Transmission System				**$137,021.71**

Electrical removal costs of PV Modules and Combiner Boxes were based on industry standards for installation rates of a two man work crew. PCU Station, MV Equipment and Scada Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and contractor provided information on installation rates. Cable removal assumed using trenching, standard industry production rates.

Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000.00
Perimeter Controls	3,630	Linear Feet	$3.29	$11,942.70
Till to farmable condition at array areas and basin	20	Acres	$150.48	$3,009.60
Clearing and grubbing for Trees	0.44	Acres	$7,259.43	$3,194.15
Remove Sedimentation Basin	1	Each	$2,332.60	$2,332.60
Subtotal Site Restoration				**$22,479.05**
Site restoration costs are based on past solar project experience.				
Project Management				
Project Manager - half time	25	Weeks	$1,900.00	$47,500.00
Superintendent	25	Weeks	$3,525.00	$88,125.00
Field Engineer	25	Weeks	$2,325.00	$58,125.00
Clerk	25	Weeks	$750.00	$18,750.00
Subtotal Project Management				**$212,500.00**
Standard industry weekly rates from RS Means 2 week schedule used				
Subtotal Demolition/Removals				**$506,165.45**
Contingency (10%)				$50,616.55
Total Demolition/Removals				**$556,782.00**
Salvage				
Fencing	51	Tons	$348.75	$17,723.48
Steel Posts	91	Tons	$348.75	$31,797.79
Module Racking	118	Tons	$348.75	$41,108.65
PV Modules	12,120	Each	$32.76	$397,051.20
Inverters and Transformers	1	Each	$8,904.18	$8,904.18
Scada Equipment	1	Each	$1,000.00	$1,000.00
DC Collection Lines	27,000	Pounds	$0.75	$20,250.00
AC Collection Lines	18000	Pounds	$0.38	$6,840.00
Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment				
Subtotal Salvage				**$524,675.30**
Net Demolition Minus Salvage				**$32,106.70**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Decommissioning Assumptions

To develop a cost estimate for the decommissioning of the Project, the following assumptions and pricing references were utilized. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet.

1. The projected life of the Project is 25-35 years.

2. Decommissioning will utilize a full-time Project Manager or support staff.

3. Common labor will be used for most of the tasks except for heavy equipment operation.

4. Mobilization was estimated at approximately 7% of the total cost of other items.

5. Permit applications required include the preparation of a Storm Water Pollution Protection Plan (SWPPP) and a Spill Prevention Control and Countermeasure (SPCC) Plan.

6. Road gravel removal was estimated on a time and material basis using a 16-foot width and an 8-inch thickness for the access roads. Because the material will not remain on-site, a hauling cost is added to the removal cost. Road aggregate can often be disposed of by giving to landowners for use on driveways and parking areas. Many landfills will accept clean aggregate for use as "daily cover" and do not charge for the disposal.

7. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on-site to replace the aggregate removed from the road.

8. Erosion and sediment control along roads reflect the cost of silt fence on the downhill side of the roads and surrounding all on-site wetlands.

9. In most cases, topsoil is required to be stockpiled on the Project site during construction, therefore any such stockpiled topsoil can be used to replace the road aggregate, once removed. This will help in eliminating the costs for any borrowed landfill. Tilling to an agriculture-ready condition is estimated at $402.87 per acre (based on DOT bid prices for Soil Bed Preparation). The majority of the Project area is assumed to be tilled to an agriculture-ready condition. Because decommissioning activities are not expected to eliminate the grasses and vegetation under the arrays or heavily compact the soils the restoration effort is expected to be limited. Array areas left as pasture will require little restoration effort because the arrays will have been planted with native plants and pollinator seed mixes. As a result, the soils will have been rejuvenated by having been removed from intensive farming.

10. Fence removal includes loading, hauling, and recycling or disposal. The fence and posts weigh approximately 10 pounds per foot.

11. Array support posts are generally lightweight "I" beam sections installed deep into the ground. Crew productivity is approximately 30 posts per hour, and the same crew and equipment should have similar productivity removing the posts, resulting in a per ton cost of approximately $13.38. When salvage values have not been recognized the costs for processing metal to size and the hauling cost to a more distant recycling facility are generally not included, but the minimum decommissioning financial security controls by such a large margin that the lower price for removals and freight are not shown.

12. The underground collector system cables are placed in trenches with a minimum of four feet of cover.

13. To reduce tracking of sediment off-site by trucks removing materials, we have included a stabilized construction entrance price to the "Site Restoration" section based on state DOT bid prices for similar items.

14. Perimeter control pricing is based on a sediment fence placed on the downgrade side of the work area perimeters and protecting wetlands and drainage swales within the project area.

15. No topsoil will be removed from the landowner's property or used on other landowner's property during decommissioning. The majority of the Project site is not anticipated to have been compacted by heavy truck or equipment traffic so no topsoil will need to be imported, and very few areas will need to be de-compacted.

F.

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
USA Energy Independence I, LLC
and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Kendall **County, Illinois**

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

USA Energy Independence I, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW Commercial Solar Energy Facility in Kendall County [GPS Coordinates: 41.6413 -88.4396], which will consist of up to 20.0 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and USA Energy Independence I, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Kendall County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

2/7, 2025

USA Energy Independence I, LLC

[redacted]

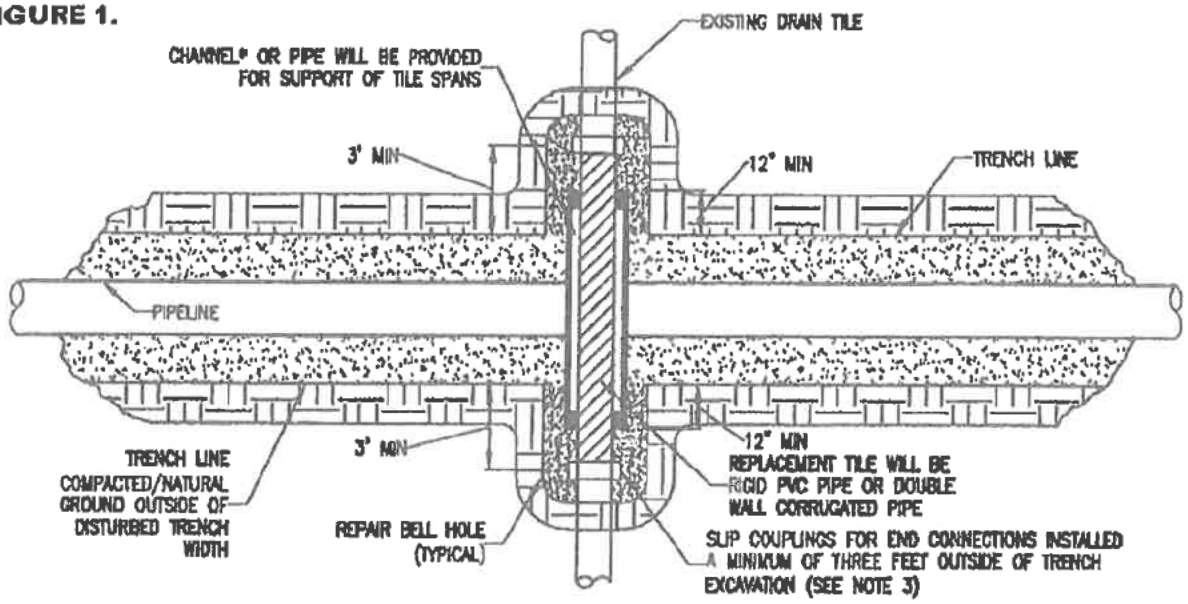
By Daniel J. Gorman

[redacted]

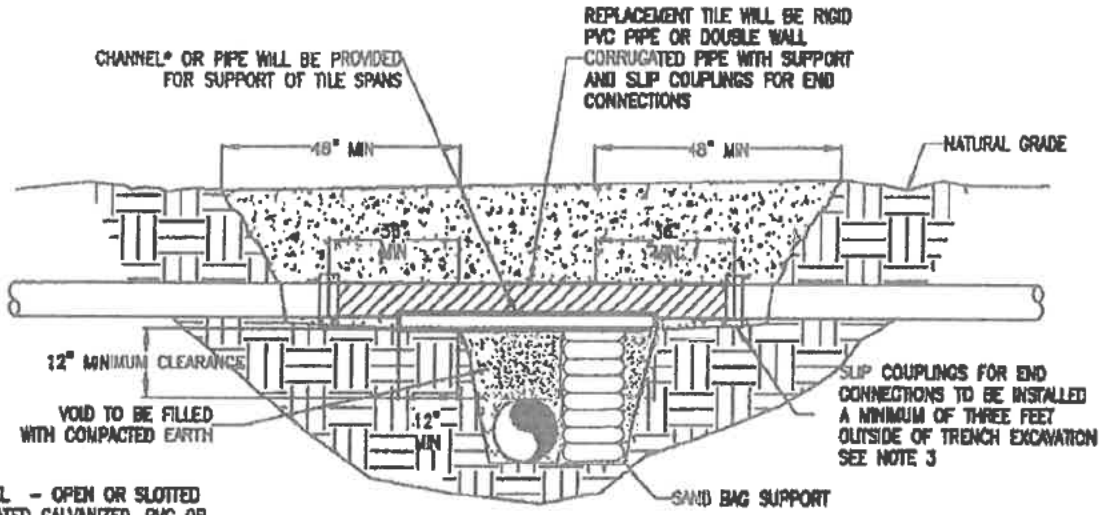
Address

January 10th, 2025

FIGURE 1.



PLAN
N.T.S.



*CHANNEL - OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

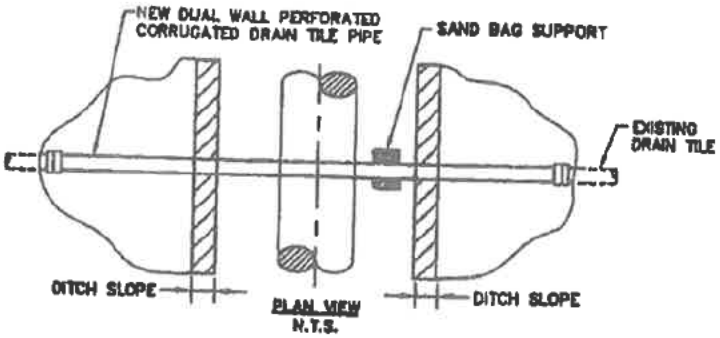
CROSS SECTION
N.T.S.

NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

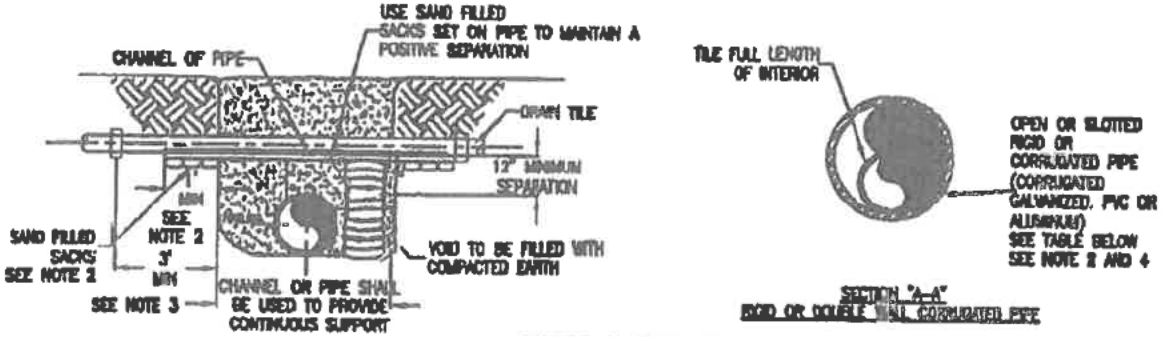
TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW
N.T.S.

PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
6"-8"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.

2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).

3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.

4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.

5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.

6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.

7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Monday, January 27, 2025 1:16 PM
To: Dan Gorman
Cc: bolson@yorkville.il.us
Subject: RE: Enterprise Energy - Revised Site Plan

Importance: High

Good Afternoon Dan,

I have had the opportunity to follow up with the City Administrator, and the general consensus is that staff would not support the proposed solar farm plan for annexation and development within Yorkville for the following reasons:

- The parcel is directly adjacent to several residential homes to the south, east, and west.
- The proposed plan does not meet the City's required minimum setback of 1,000 feet from the roadway; the plan currently proposes a setback of approximately 800 feet from Corneils Road. Corneils Road is designated as a potential future major east/west collector roadway in Yorkville.
- The location of the solar panels is adjacent to a suspected wetland area to the north.
- The plan includes five new utility poles proposed near existing residential properties to the east.

Additionally, the City does not intend to engage in a pre-annexation agreement for this development, even if the project proceeds under Kendall County's jurisdiction. I hope this provides clarity and direction regarding the proposal. Please let me know if you have any further questions.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
(630) 553-8573
(630) 742-7808
www.yorkville.il.us

From: Dan Gorman <[redacted]>
Sent: Monday, January 13, 2025 9:29 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: Enterprise Energy - Revised Site Plan

Good Morning,

Thank you for discussing our proposal and potential pre-annexation agreement this morning. Please find attached the preliminary site plan. We have moved the facility significantly North and added a substantial amount of screening.

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Tuesday, March 25, 2025 2:01 PM
To: Matt Asselmeier
Cc: Seth Wormley; Christina Burns; bolson@yorkville.il.us
Subject: RE: [External]Zepelak Community Solar Garden

Hello Matt,

Please see responses to your questions below:

Does Yorkville have a trail planned along the eastern border of this property? Not to my knowledge.

Would Yorkville want a ROW dedication for a trail along Corneils Road? We would want a dedicated 40' right of way along the frontage of this subject property, but not specifically for trails.

Let me know if you have any additional questions.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
(630) 553-8573
(630) 742-7808
www.yorkville.il.us

Matt Asselmeier

From: bristoltwsp@comcast.net
Sent: Wednesday, April 2, 2025 10:31 AM
To: Matt Asselmeier
Subject: RE: [External]Zepelak Community Solar Garden

Good morning,

Based on the information below, there is not an objection to the ROW dedication.

Thanks,
Kate
Admin Assistant
Bristol Township,Highway Department
630-553-0101
bristoltwsp@comcast.net
P.O. Box 165
9075 Corneils Road
Bristol, IL 60512

> **From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>
> **Sent:** Tuesday, March 25, 2025 02:55 PM
> **To:** Robert Walker (bristoltwsp@comcast.net) <bristoltwsp@comcast.net>
> **Subject:** FW: [External]Zepelak Community Solar Garden
>
> Since Corneils Road is presently a township road, does Bristol Township have any objections to the ROW dedication as outlined in the following email?
>
> Thanks,
>
> Matthew H. Asselmeier, AICP, CFM
> Director
> Kendall County Planning, Building & Zoning
> 807 West John Street
> Yorkville, IL 60560-9249
> PH: 630-553-4139
> Fax: 630-553-4179
>
> **From:** Krysti Barksdale-Noble <knoble@yorkville.il.us>
> **Sent:** Tuesday, March 25, 2025 2:01 PM
> **To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>
> **Cc:** Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; bolson@yorkville.il.us
> **Subject:** RE: [External]Zepelak Community Solar Garden
>
> Hello Matt,
>
> Please see responses to your questions below:

I.

March 3, 2025

Mr. Jeff Krutchen
Chief Archaeologist
Illinois State Historic Preservation Office, IDNR
One Natural Resources Way
Springfield, IL 62702

Subject: Literature Search and Archaeological Assessment for the *USA Energy Independence 1, LLC*, Kendall County, Illinois

Dear Mr. Krutchen,

This letter report provides a summary of a cultural resources literature search and assessment of archaeological potential for the USA Energy Independence 1, LLC (Project), located within the city of Yorkville, Kendall County, Illinois. This report is intended to initiate communication with the Illinois State Historic Preservation Office (IL SHPO), request an IL SHPO project log number, and receive IL SHPO determination of jurisdiction under Section 6 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17IAC 4180).

PROJECT DESCRIPTION

The proposed Project will produce up to 5MW. Ground between rows of photovoltaic generators will be planted with seed and vegetation maintenance will occur for the life of the Projects. The lifespan of solar equipment can be up to 40 years, with an energy contract between 20 and 25 years.

LOCATION

The Project parcel, encompassing approximately 36.9 acres, is located within an agricultural field within Yorkville, IL in Section 9 and 16, T37N:R7E (Review Area) (Maps 1-2). The Review Area is located entirely on a rolling, agricultural landform, bound by Corneils Road and residential development to the south, a wooded parcel to the west, residential development to the east, and open farmland to the north (Map 3).

The Review Area is based on the entirety of the proposed Project parcel. However, once the final design of the project is received, a more restricted area of ground disturbing activities will be determined based on construction footprint. Although the Project will impact a much smaller area, the entirety of the Review Area is included within this literature review and assessment.

PURPOSE

As currently defined, the Project is not considered a federal undertaking as defined by Section 106 of the NHPA, as amended, and its implementing regulations (36 CRF 800) and is located entirely on private land. Community Solar projects are typically subject to municipal-level or county-level permitting only.

However, as part of a suit of due diligence and risk assessment studies, this cultural resource literature search was conducted in order to determine if the Review Area has the potential to

contain intact archaeological resources or historic properties that may be affected eligible for listing to the National Register of Historic Places (National Register).

LITERATURE SEARCH RESULTS

On March 3, 2025, Area M conducted a desktop review of previously recorded archaeological sites and surveys (IIAS Portal) and historic resources (HARGIS portal). Additional historical maps, as well as historical aerial photographs, topographic maps, satellite imagery, LiDAR imagery, and other sources were reviewed online. This research was conducted to identify those portions of the project area that have a higher potential for containing intact archaeological resources.

The current Review Area is located within a rolling agricultural landform (Maps 3-4). The Review Area has been cultivated historically and continues to be cultivated through present day. The surrounding landscape is dominated by cropland and rural residential development. A review of historical maps and aerial photographs indicates that other than agricultural activities, the Review Area is undisturbed (Maps 3-4).

Previous Archaeological Investigations

Background research within the IIAS Portal revealed no previous archaeological investigations have been documented within the Review Area. A total of 14 archaeological surveys are documented within a one-mile (1.6-km) radius of the Review Area, related to road corridors and development within the city of Yorkville, IL.

Previously Identified Archaeological Resources

Background research within the OSA Portal revealed 32 previously-recorded archaeological resources have been recorded within a one-mile (1.6 km) radius of the Review Area (Table 1). Of the previously identified resources, 24 are documented as prehistoric archaeological sites, four are recorded as historical archaeological sites, while four are recorded as multi-component (having both prehistoric and historical artifacts). Portions of two sites, 11KE119 and 11KE260, were previously identified within the Review Area. A brief synopsis of both of sites is included below.

11KE119

Site 11KE119 is a landowner and artifact collector reported location of Archaic projectile points first documented in 1988. The site location was identified through conversations with landowners and private collectors from the area and "Site forms filled out for this location because the landowner/collector could precisely identify it as a site, and …could identify specific artifacts in their possession as being from the site" (Henning 1988). The site collection is described as simply "Archaic points" and it was noted that the site was not visited as part of the study (Henning 1988). Only a small portion of the site is located within the current Review Area, however the site location boundaries have not been field verified.

11KE260 (Robin Stuck No. 1)

Site 11KE260 is a lithic scatter first documented within an agricultural field in 1997. The site collection included "4 flakes, 1 point fragment, 1 side-notched dart point" with the

point described as resembling a Graham Cave or Raddatz type (Kullen, 1997). Based on artifact content, the site is either a Early or Middle Archaic site. Portions of 11KE260 are located within the current Review Area, however no previous survey area or associated report could be located as part of this literature review.

Archaeological Potential

The Review Area's terrain and topography, distance to water sources and other natural resources, and other landscape conditions, both as they exist current and as they were historically, were studied to estimate the potential for the Review Area to hold unrecorded cultural resources.

Prehistoric Site Potential

A review of the IAPM probability layer indicates that the Review Area is located entirely within areas of low archaeological potential. However, a review of the landscape, environment, and topographic features suggest that topographically elevated portions of the Review Area contain moderate archaeological potential. Further, the proximity of numerous previously identified archaeological sites, along with the presence of portions of both 11KE119 and 11KE260 also suggests moderate potential for prehistoric archaeological resources.

Historical-Site Potential

A review of 19th and 20th century Public Land Survey (PLS) resources and historical aerial photographs indicates a former farmstead proximate to the Review Area to the southwest. The farmstead is present as early as 1859 and was demolished and replaced by modern development c.1983-1993. Review of current aerials and LiDAR do not indicate the presence of any surface features, and significant ground disturbing activities have occurred throughout former property. Although the core of the farmstead is located outside the Review Area, areas directly proximate the former farmstead may have moderate potential to contain historical archaeological resources.

HISTORIC AND ARCHITECTURAL RESOURCES

Background research within the HARGIS Portal revealed that no previously identified historical standing structures have been recorded within a one-mile (1.6-km) radius of the Review Area.

STANDING STRUCTURE INVENTORY

On February 3, 2024 Area M conducted a desktop review of standing structures within the Review Area and a surrounding 0.25 mile buffer. Desktop review was utilized to determine visual impact through analysis of topography, vegetation, other structures, and any other viewshed disturbance (e.g. taller hills or heavy slopes, wooded lots, and/or taller or larger structures between the Project area and identified properties).

For properties within the 0.25 mile buffer of the Review Area, date of construction was determined through using publicly available data such as county tax records, online parcel viewers, and general address searches (GLO 1842; Geo A. Ogle & Co. 1903, 1922; L.G. Bennit & J. McWilliams 1859; n.a. 1932, 1951, 1955, 1959). If no date of construction can

be determined via those resources, historical aerial photographs and plat maps are utilized to determine the closest date of construction range as possible.

A total of 45 properties were determined to be located within a 0.25 mile visual buffer of the Review Area (Table 2; Map 5). Of those, 30 properties were determined to potentially have viewsheds that would be impacted by the solar development or could be impacted in the future (Table 2; Map 5).

SUMMARY OF FINDINGS

The results of the literature review indicate that two previously identified archaeological sites (11KE119 and 11KE260) are present within the property. Neither site has been evaluated for the National Register and there is no documented evidence of previous formal archaeological survey within the Review Area.

A desktop assessment of general archaeological potential determined the Review Area is located in an area of generally moderate potential for both prehistoric and historical archaeological resources based on general topography and proximity to previously identified archaeological sites.

CULTURAL STUDY RECOMMENDATIONS

Based on the results of the literature search and desktop review, Area M recommends additional cultural study and archaeological survey of the Review Area. See below for recommended survey and study methods.

- Area M recommends the Review Area undergo Phase I archaeological survey based on the presence of previously identified archaeological resources (11KE119 and 11KE260) and moderate potential for both prehistoric and historical archaeological resources.
- Based on initial reconnaissance, Area M recommends systematic pedestrian survey at 5-m intervals of the agricultural portions of the Review Area exhibiting moderate potential for archaeological resources **IF** *greater than 40% surface visibility is present.*
- Area M recommends limited shovel testing of both 11KE119 and 11KE260 in order to determine site integrity.
- Based on the results of the Phase I survey, Phase II evaluations of portions of 11KE119 and 11KE260 may also be recommended if intact portions of the site are determined to fall within 50 feet of the final project plans area of ground disturbing activities.
- Area M recommends all standing structure properties with potentially affected viewsheds (see Table 2) undergo field documentation. Field documentation should include, photographs to IL SHPO standards as available the public right-of-way (ROW) or publicly accessible areas.

As currently defined, the Project will not utilize federal or state funds, does not require federal or state permits, and is located entirely on private land. As such, the Project is not considered a federal or state undertaking. Area M is requesting IL SHPO communication and comment, based on the current Project definition, in order to obtain an IL SHPO project log number, and receive IL SHPO determination of jurisdiction under Section 6 of the Illinois State

Agency Historic Resources Preservation Act (20 ILCS 3420 , as amended, 171AC 4180).

If you have any questions, or comments, regarding this letter report, please feel free to contact me.

Sincerely,

Area M Consulting, LLC

[redacted]

Joseph K. Pnewski
Senior Archaeologist and Principal Investigator
AREA M
612.308.9888
jpnewski@areaMconsulting.com

REFERENCES CITED

n.a.

1932 Plat Book of Kendall Co., Ill. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

1951 Farm Plat Book and Business Guide, Kendall County, Illinois. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

1955 Farm Plat Book and Business Guide, Kendall County, Illinois. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

1959 Farm Plat Book with Index to Owners, Kendall County, Illinois. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

General land Office

1842 Township No. 37N., Range No. 7 East of the 3rd Mer. Min. General Land Office, Bureau of Land Management, Department of the Interior, Washington, D.C.

Geo. A. Ogle & Co.

1903 Standard Atlas of Kendall County Illinois. Geo. A. Ogle & Co. Chicago.

1922 Standard Atlas of Kendall County Illinois. Geo. A. Ogle & Co. Chicago.

Henning, G.

1988 11KE119 Illinois Archaeological Site Recording Form. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

Henning, Burt L. and Maynard Clark

1941 Atlas and History of Kendall County, Illinois. Sponsored by Board of Supervisors of Kendall County. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

Kullen, D.
1997 11KE260 Illinois Archaeological Site Recording Form. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

L.G. Bennit & J. McWilliams
1859 Map of Kendall County Illinois. Compiled by L.G. Bennitt & J. McWilliams. Accessed on the Illinois Inventory of Archaeological Sites Online Portal.

TABLES

Table 1. Archaeological Resources within One-Mile of the Review Area

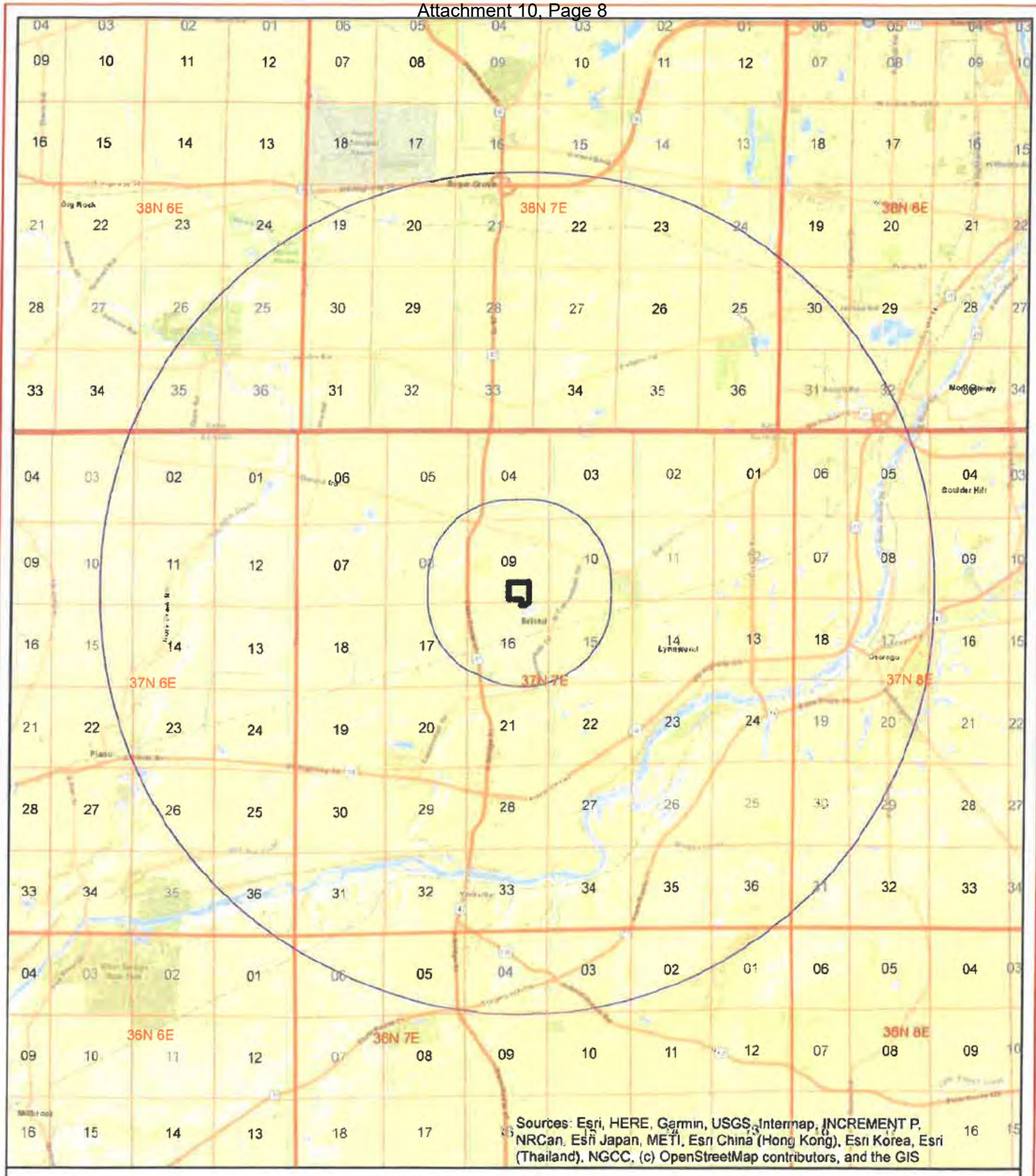
Site Num	Name	TRS	Description
11KE035	Rider Site	T37N R7E S10	Lithic Scatter
11KE038	Cusic Site #1	T37N R7E S16	Lithic Scatter
11KE039	Cusic Site #2	T37N R7E S16	Lithic Scatter
11KE040	Cusic Site #3	T37N R7E S16	Lithic Scatter
11KE041	Cusic Site #4	T37N R7E S16	Lithic Scatter
11KE042	Butchas Site #1	T37N R7E S15	Lithic Scatter
11KE106		T37N R7E S10	Lithic Scatter
11KE118		T37N R7E S9	Lithic Scatter
11KE119*		T37N R7E S9	Private Collection (Archaic Projectile Points)
11KE121		T37N R7E S16	Lithic Scatter
11KE131		T37N R7E S16	Historic Health Sanitorium Location
11KE260*	Robin Stuck No. 1	T37N R7E S16	Lithic Scatter (Archaic)
11KE364		T37N R7E S17	Extant Farmstead
11KE365		T37N R7E S17	Lithic Findspot
11KE366		T37N R7E S17	Lithic Scatter
11KE492		T37N R7E S8	Lithic Scatter
11KE493		T37N R7E S8	Lithic Scatter
11KE494		T37N R7E S8	Lithic Scatter
11KE588		T37N R7E S9	Lithic Scatter
11KE589		T37N R7E S9	Lithic Scatter
11KE590		T37N R7E S9	Lithic Scatter
11KE674		T37N R7E S5	Historical Artifact Scatter
11KE795		T37N R7E S9	Lithic Scatter
11KE796		T37N R7E S9	Lithic Scatter
11KE797		T37N R7E S9	Lithic Scatter
11KE1145		T37N R7E S16	Lithic Scatter
11KE1147		T37N R7E S9	Lithic Scatter and Historicl Artifact Scatter
11KE1148		T37N R7E S9	Lithic Scatter and Historicl Artifact Scatter
11KE1149		T37N R7E S9	Lithic Scatter and Historicl Artifact Scatter
11KE1150		T37N R7E S9	Lithic Scatter and Historicl Artifact Scatter
11KE1381		T37N R7E S8	Lithic Scatter (Archaic)
11KE1410		T37N R7E S16	Historic Farmstead with Artifact Scatter

*Located within Review Area

AREA M

Table 2. Properties within 0.25 Mile of Review Area

Map Num	Address Yorkville, IL 60560	Description	Cons. Date	Viewshed	National Register Status
0.25 Mi. of Review Area (Potential Visual Impact)					
1	9705 Corneils Rd	Residential	1989	Part Obscured	Not Eligible
2	9685 Corneils Rd	Residential	1993	Part Obscured	Not Eligible
3	9675 Corneils Rd	Residential	1999	Part Obscured	Not Eligible
4	9619 Corneils Rd	Residential	c.1939-1952	Part Obscured	Uneval.
5	9559 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
6	9499 Corneils Rd	Residential	1986	Unobscured	Not Eligible
7	9485 Corneils Rd	Residential	2000	Unobscured	Not Eligible
8	9463 Corneils Rd	Residential	1992	Unobscured	Not Eligible
9	9439 Corneils Rd	Residential	1987	Unobscured	Not Eligible
10	9417 Corneils Rd	Residential	1989	Unobscured	Not Eligible
11	9221 A Corneils Rd	Residential	2006	Unobscured	Not Eligible
12	9221 B Corneils Rd	Residential	2007	Unobscured	Not Eligible
13	9205 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
14	9318 Corneils Rd	Residential	1988	Unobscured	Not Eligible
15	9296 Corneils Rd	Residential	1990	Unobscured	Not Eligible
16	9268 Corneils Rd	Residential	c.1983-1993	Unobscured	Not Eligible
17	9234 Corneils Rd	Residential	1993	Unobscured	Not Eligible
18	9218 Corneils Rd	Residential	1999	Part Obscured	Not Eligible
19	9200 Corneils Rd	Residential	1990	Part Obscured	Not Eligible
20	9180 Corneils Rd	Residential	1999	Part Obscured	Not Eligible
21	9720 Corneils Rd	Residential	1987	Part Obscured	Not Eligible
22	9702 Corneils Rd	Residential	1990	Part Obscured	Not Eligible
23	9674 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
24	9638 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
25	9610 Corneils Rd	Residential	1987	Part Obscured	Not Eligible
26	9596 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
27	9582 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
28	9562 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
29	9530 Corneils Rd	Residential	1988	Part Obscured	Not Eligible
30	9520 Corneils Rd	Residential	1991	Part Obscured	Not Eligible
0.25 Mi. of Review Area (No Potential Visual Impact)					
31	9075 Corneils Rd	Commercial	c.1973-1983	Obscured	Not Eligible
32	2042 Corneils Rd	Residential	1976	Obscured	Not Eligible
33	64 West St	Residential	c.1973-1983	Obscured	Not Eligible
34	58 West St	Residential	2019	Obscured	Not Eligible
35	71 West St T	Residential	1993	Obscured	Not Eligible
36	50 Hunter Ln	Residential	c.1952-1973	Obscured	Not Eligible
37	64 Hunter Ln	Residential	1993	Obscured	Not Eligible
38	68 Hunter Ln	Residential	2000	Obscured	Not Eligible
39	72 Hunter Ln	Residential	1993	Obscured	Not Eligible
40	76 Hunter Ln	Residential	1993	Obscured	Not Eligible
41	75 Hunter Ln	Residential	1995	Obscured	Not Eligible
42	43 Hunter Ln	Residential	1991	Obscured	Not Eligible
43	43 West St	Residential	1971	Obscured	Uneval.
44	41 West St	Residential	1986	Obscured	Not Eligible
45	37 West St	Residential	1880	Obscured	Uneval.

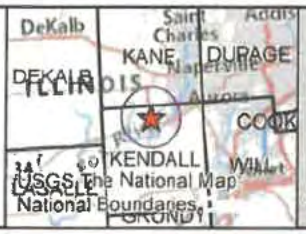


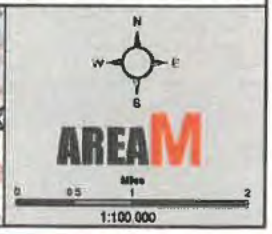
USA Energy Independence 1 LLC

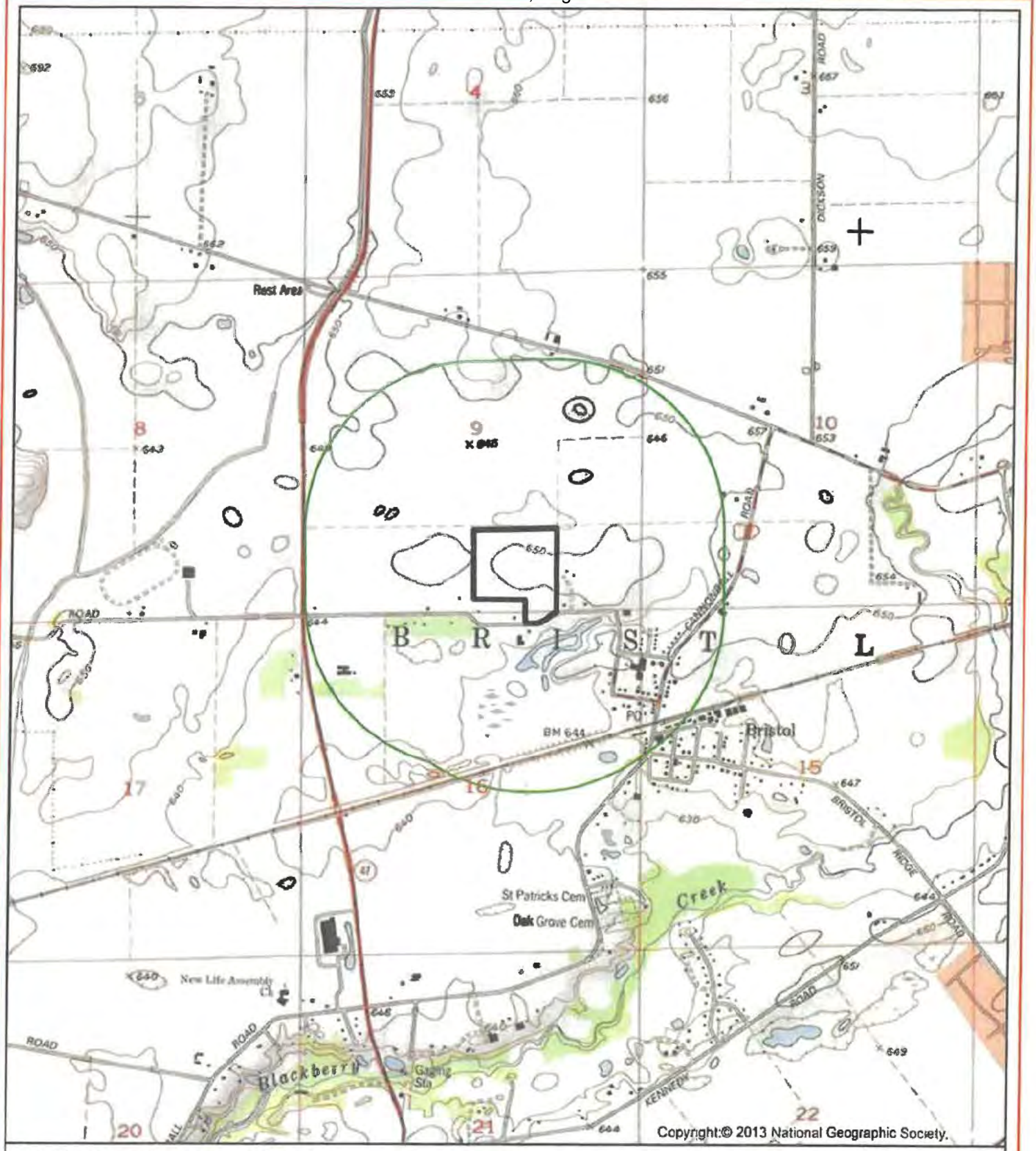
Map 1. Location Map

Kendall County, IL
S9 T37N:R7E
36.9 Acres
NAD 83, Zone 16
380532 E
4616737 N

Project Location
Project Area
1-Mile Buffer
5-mile Buffer
Section Line
Township Line
County Line







USA Energy Independence 1 LLC

Map 2. 1:24,000 Topographic

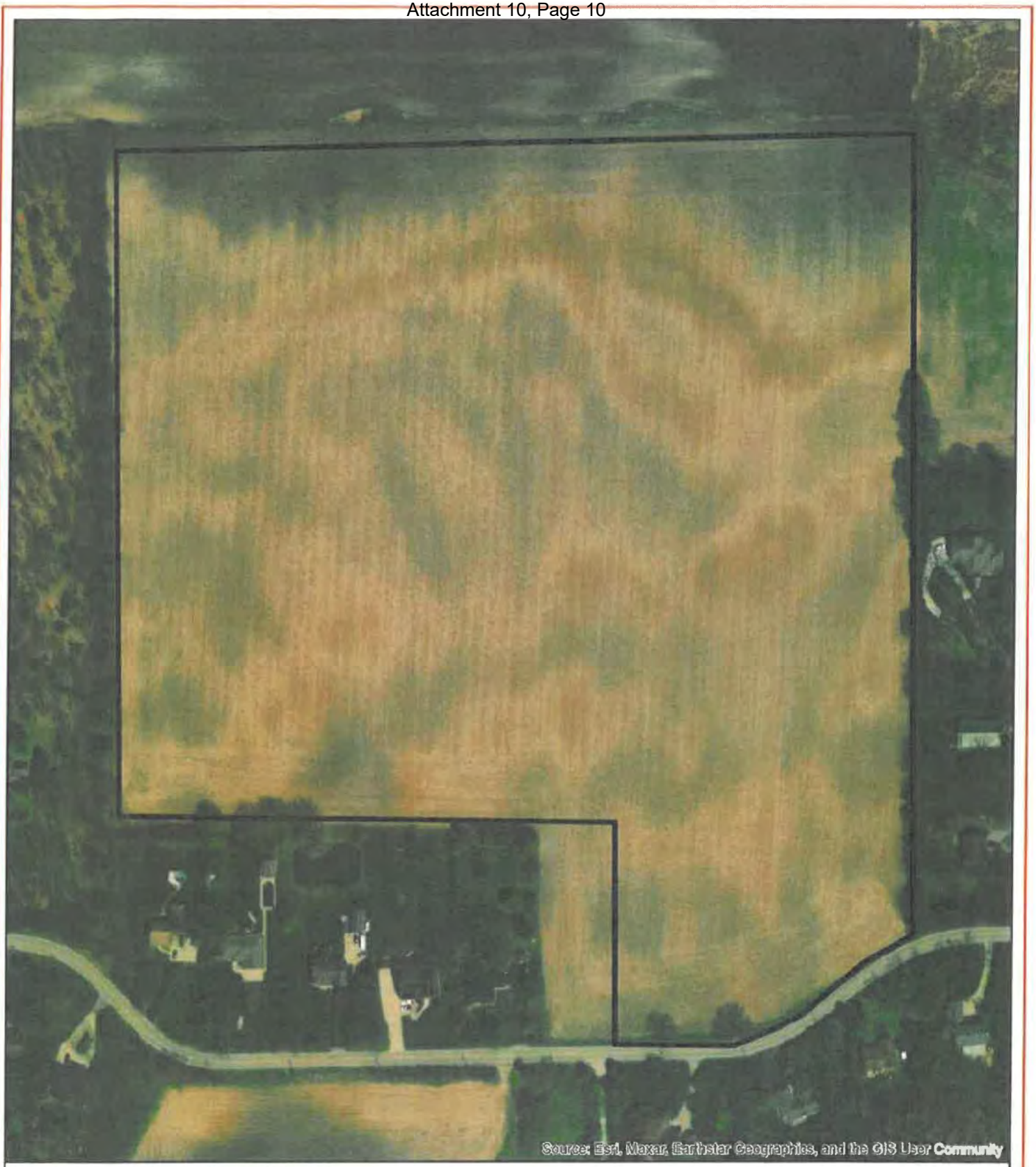
Kendall County, IL

Review Area

0.5-Mile Buffer

AREA M

1:24,000



USA Energy Independence 1 LLC

Map 3. Phase I Archaeological Survey: Aerial Sketch Map

Kendall County, IL

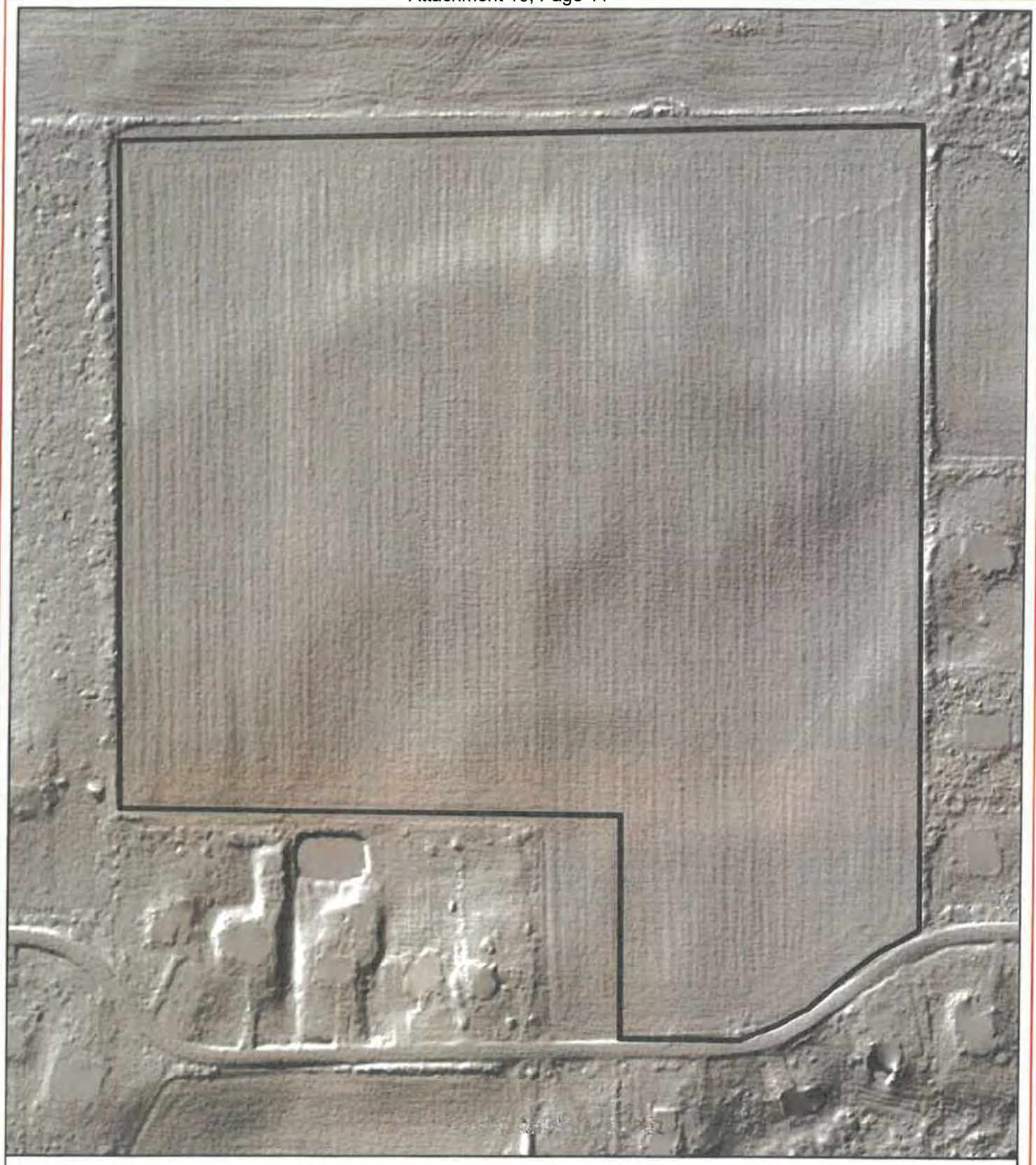
Review Area

Imagery Source:
Esri, Maxar, Earthstar Geographics, and GIS User Community
8/31/2023

N
W
E
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1:2,520



USA Energy Independence 1 LLC

Map 4. Phase I Archaeological Survey: LiDAR Map

Kendall County, IL

Review Area

AREAM

Feet

1:2,520



USA Energy Independence 1 LLC

Map 5. Standing Structure Inventory: Aerial Map

Kendall County, IL

Review Area

0.25-Mile Buffer

Imagery Source:
Esri, Maxar, Earthstar Geographics, and GIS User Community
8/31/2023

AREAM

1:9,820

Project Details

Project Information

Project ID	016030325	Title	New Construction of a Community Solar Project, USA Energy Independence 1, LLC
County	KE	General Location	Bristol
Law	State	Ownership	Unknown
Received Date	3/3/2025	Completion Date	
Acres	36.9	Surveyed By	
Structural Sites	0	Archeological Sites	0
Comments			

List of Properties

HARGIS Ref. Number	Property Type	Address	City	State Site Number	STR	Determination Of Eligibility
	Archaeological	9318 Corneils Rd., North side of Corneils Road West of West St.	Bristol		9 - 37N - 7E 16 - 37N - 7E	undetermined

No Project Property Found

Project Status History

Status	Remarks	Date
Application Received		3/3/2025

List of IN Correspondence

Correspondence Name	Received Date	Remarks	Archaeology Survey ID

No In Correspondence Found

List of OUT Correspondence

Correspondence Name	Date	Correspondence

No OUT Correspondence Found

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Bristol
N of 9318 Corneils Road
Sections:9,16-Township:37N-Range:7E
Known Sites: 11KE119, 11KE260
CUP-Due Diligence
New Construction of a Community Solar Project,
USA Energy Independence 1, LLC

PLEASE REFER TO: SHPO LOG #016030325

SURVEY REQUEST

March 25, 2025

Joseph Pnewski
Area M Consulting, LLC
7302 Claredon Dr.
Edina, MN 55439

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) (Act) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. We have received information indicating that the referenced project will, pursuant to that law, require comments from our office and our comments follow. Should you have any contrary information, please contact our office at the number below.

According to the information provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. Therefore, if your project will use federal loans or grants, need federal agency permits, or is on federal property then your project must be reviewed by us pursuant to the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case, as additional archaeological survey coverage beyond what is described below may be necessary.

Two known archaeological sites are present within the project area. Accordingly, a Phase I archaeological **survey** to locate, identify, and record these archaeological resources, at a legal minimum pursuant to Section 6 of the Act, a will be **required**. Survey beyond these known site areas is not *required*, but we are always open to reviewing the results of any additional due diligence survey coverage that may help prevent unanticipated discoveries during construction and potential construction delays. This decision is based upon our understanding that there has not been any large-scale disturbance of the ground surface (excluding agricultural activities) or major construction activity within the project area which would have destroyed existing cultural resources prior to your project. If the area has been disturbed, please contact our office with the appropriate written and/or photographic evidence. If you have questions, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

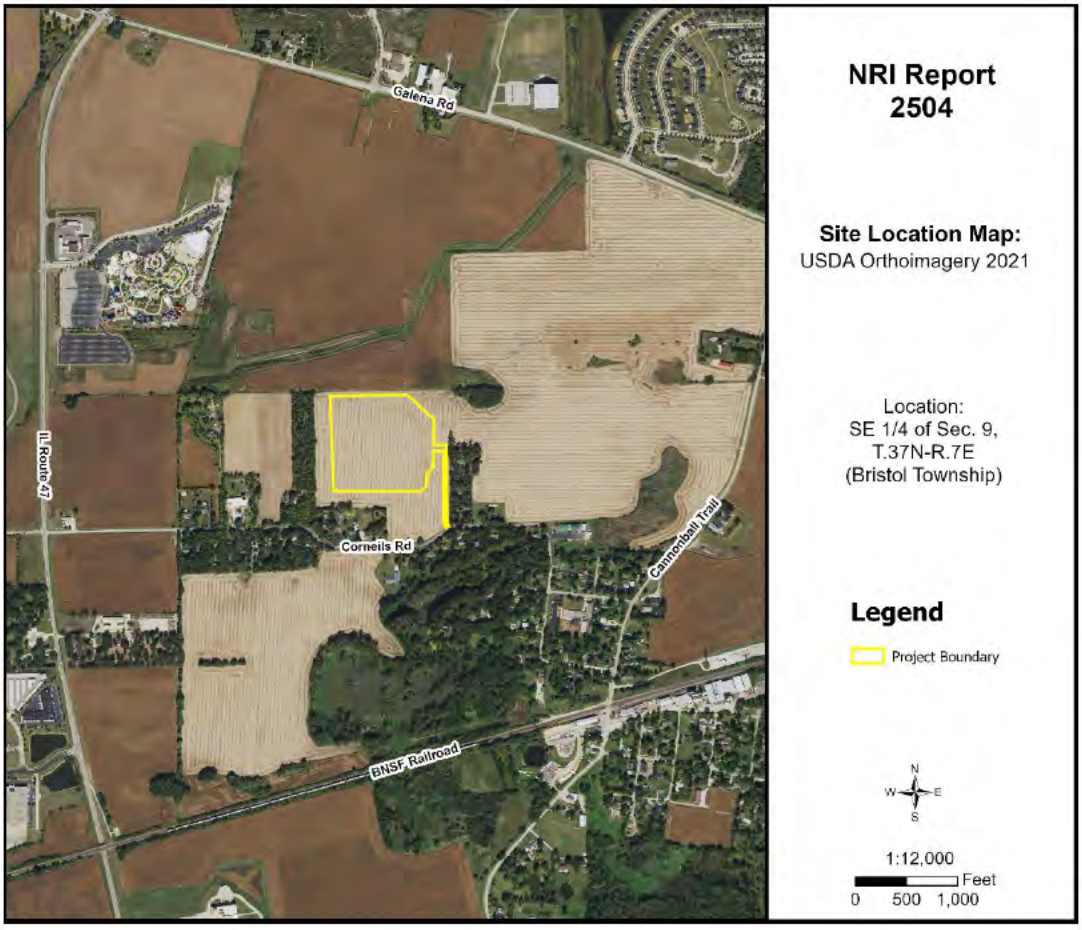
In addition to the archaeological survey, we also require addresses and current color photographs of all structures in or adjacent to the project area. This includes structures within the one-quarter mile (0.25) visual area of potential effects. If there are right-of-way issues, please note that in your report. Please submit these, if possible, separately from the archaeological survey report. If you have questions about this, please contact Steve Dasovich, Cultural Resources Manager, at 217/782-7441 or steve.dasovich@illinois.gov.

Sincerely,

[redacted]

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2504



Apr. 2025

Petitioner: USA Energy Independence 1, LLC
Contact: Daniel Gorman

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INFORMATION (NRI) REPORT

Natural Resources Information Report Number	2504
Date District Board Reviews Application	April 2025
Applicant's Name	USA Energy Independence 1, LLC
Size of Parcel	(+/-) 20.65 acres
Current Zoning & Use	A-1 Agricultural District; Agricultural land
Proposed Zoning & Use	A-1 Agricultural Special Use; Community Solar Garden
Parcel Index Number(s)	02-09-400-007
Contact Person	Daniel Gorman

Copies of this report or notification of the proposed land-use change was provided to:	**Yes**	**No**
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/City/**County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	2504
Petitioner	USA Energy Independence 1, LLC
Contact Person	Daniel Gorman
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southeast ¼ of Section 9, Township 37 North, Range 7 East (Bristol Township) of the 3rd Principal Meridian
Project or Subdivision Name	Zepelak Community Solar Garden
Existing Zoning & Land Use	A-1 Agricultural District; Agricultural land
Proposed Zoning & Land Use	A-1 Agricultural Special Use; Community Solar Garden
Proposed Water Source	Not applicable
Proposed Type of Sewage Disposal System	Not applicable
Proposed Type of Storm Water Management	Infiltration basin
Size of Site	(+/-) 20.65 acres
Land Evaluation Site Assessment (LESA) Score	179 (Land Evaluation: 80; Site Assessment: 99)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

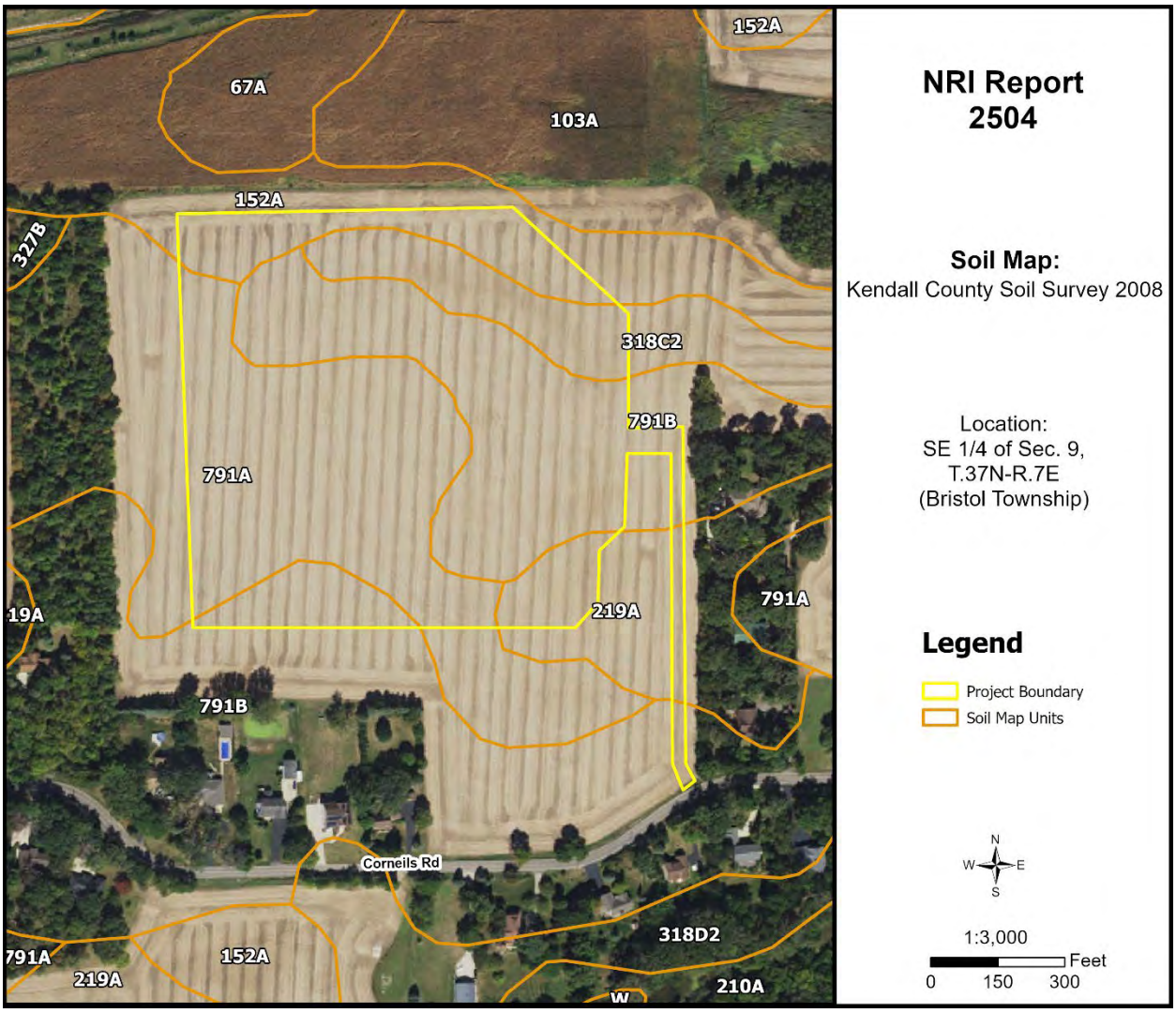


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	1.9	9.0%
219A	Millbrook silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland if Drained	1.2	5.8%
318C2	Lorenzo loam, 4-6% slopes, eroded	Well Drained	B	Non-Hydric	Farmland of Statewide Importance	2.1	10.1%
791A	Rush silt loam, 0-2% slopes	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Prime Farmland	7.5	36.1%
791B	Rush silt loam, 2-4% slopes	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Prime Farmland	8.1	39.0%

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as hydric soil (152A Drummer silty clay loam), one is classified as non-hydric soil (318C2 Lorenzo loam), and three are classified as non-hydric soil with hydric inclusions likely (219A Millbrook silt loam, 791A Rush silt loam, and 791B Rush silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (791A Rush silt loam and 791B Rush silt loam), two are designated

as prime farmland if drained (152A Drummer silty clay loam and 219A Millbrook silt loam), and one is designated as farmland of statewide importance (318C2 Lorenzo loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns/ Landscaping	Local Roads / Streets
152A	Very Limited	Very Limited	Very Limited	Very Limited
219A	Very Limited	Very Limited	Somewhat Limited	Very Limited
318C2	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited
791A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
791B	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited

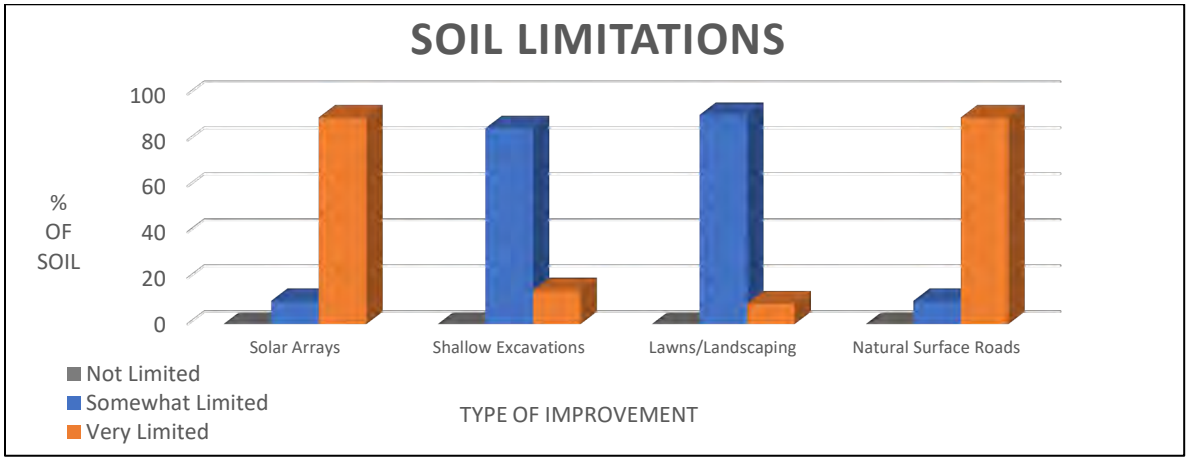


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is

assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

- The Land Evaluation score for this site is **80 out of 100**, indicating that the soils are **well suited** for agricultural uses.

- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
  - The Site Assessment score for this site is **99 out of 200**.

The **LESA Score for this site is 179 out of a possible 300, which indicates a low level of protection** for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map indicates the presence of wetland(s)/waters on or near the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Kendall County, Community Panel No. 17093C0035H (effective date January 8, 2014) and 17093C0030G (effective date February 4, 2009) were reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the site does not appear to contain areas of regulated floodplain or floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern as suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

ECOLOGICAL CONSIDERATIONS

Developers of solar project sites are encouraged to plant native groundcover. Native shrubs, grasses, and wildflowers offer benefits such as improved erosion control, pesticide avoidance, stormwater infiltration, wildlife habitat, and reduced overall maintenance. Naturalized areas, once established, are more drought tolerant, require little to no fertilization, and only need to be mowed once or twice a year. Native fruiting and flowering plants also provide a food source and habitat for native pollinators which offer the ecological service of pollinating our agricultural crops.

The district recognizes two potential sources of water pollution from solar farms including cracked panels and oil leaks or spills from transformers. Cracked panels can leach toxic materials if many broken panels are exposed to precipitation over a long period of time. To prevent this issue, solar farm operators should regularly inspect for cracked panels. Cracked or broken panels must be immediately stored under protective cover and should be periodically transported offsite for recycling or proper offsite storage.

Electrical transformers are used to increase output voltage from solar farms to the electrical grid. These transformers contain oil, which can leak or spill resulting in environmental damage. To reduce environmental damage, biodegradable oil can be used in the transformers. Larger transformers typically use mineral-based oil unless biodegradable oil is specifically requested. Leaks and spills of biodegradable oil must still be prevented, but the risk for groundwater contamination would be reduced and clean-up efforts simplified in the event of a release. Secondary containment systems such as trays, membranes, or vaults can also be used in the event of a leak or spill. Containment systems must be designed to manage stormwater so adequate containment volume is maintained. This would be the responsibility of the solar developer.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner USA Energy Independence 1, LLC. The petitioner is requesting an A-1 Agricultural Special Use Permit from Kendall County on one parcel (Parcel Index Number 02-09-400-007), totaling approximately 20.65 acres. The petitioner plans to construct a community solar garden within Section 9 of Bristol Township (T.37N – R.7E) in Kendall County, IL. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that prime farmland soils should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 90% are designated as prime farmland or prime farmland if drained.

A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 80 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 179 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 90% are considered very limited for supporting solar arrays and local roads/streets, 15% are considered very limited for supporting shallow excavations, and 9% are considered very limited for supporting lawns/landscaping. The remaining soils are considered somewhat limited for these types of developments/uses. This information is based on the soil in an undisturbed state.

This site is located within the Lower Fox River watershed and the East Run – Blackberry Creek sub watershed (HUC 12 – 071200070202). The sub watershed comprises approximately 18,638 acres covering parts of Yorkville, Bristol, Sugar Grove, and Aurora.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

The Kendall County SWCD strongly recommends the use of native ground cover, specifically plant varieties beneficial to pollinator species, be used to vegetate the site. Native vegetation benefits soil health, creates habitat, provides resiliency to drought and prolonged wet conditions, and reduces maintenance needs after successful establishment.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).



SWCD Board Representative

4/14/2025

Date

PARCEL LOCATION

Southeast quarter of Section 9, Township 37 North, Range 7 East (Bristol Township). This site is approximately 20.65 acres and is located on the north side of Corneils Road, south of Galena Road, east of Illinois Route 47, and west of Cannonball Trail near Yorkville, IL.

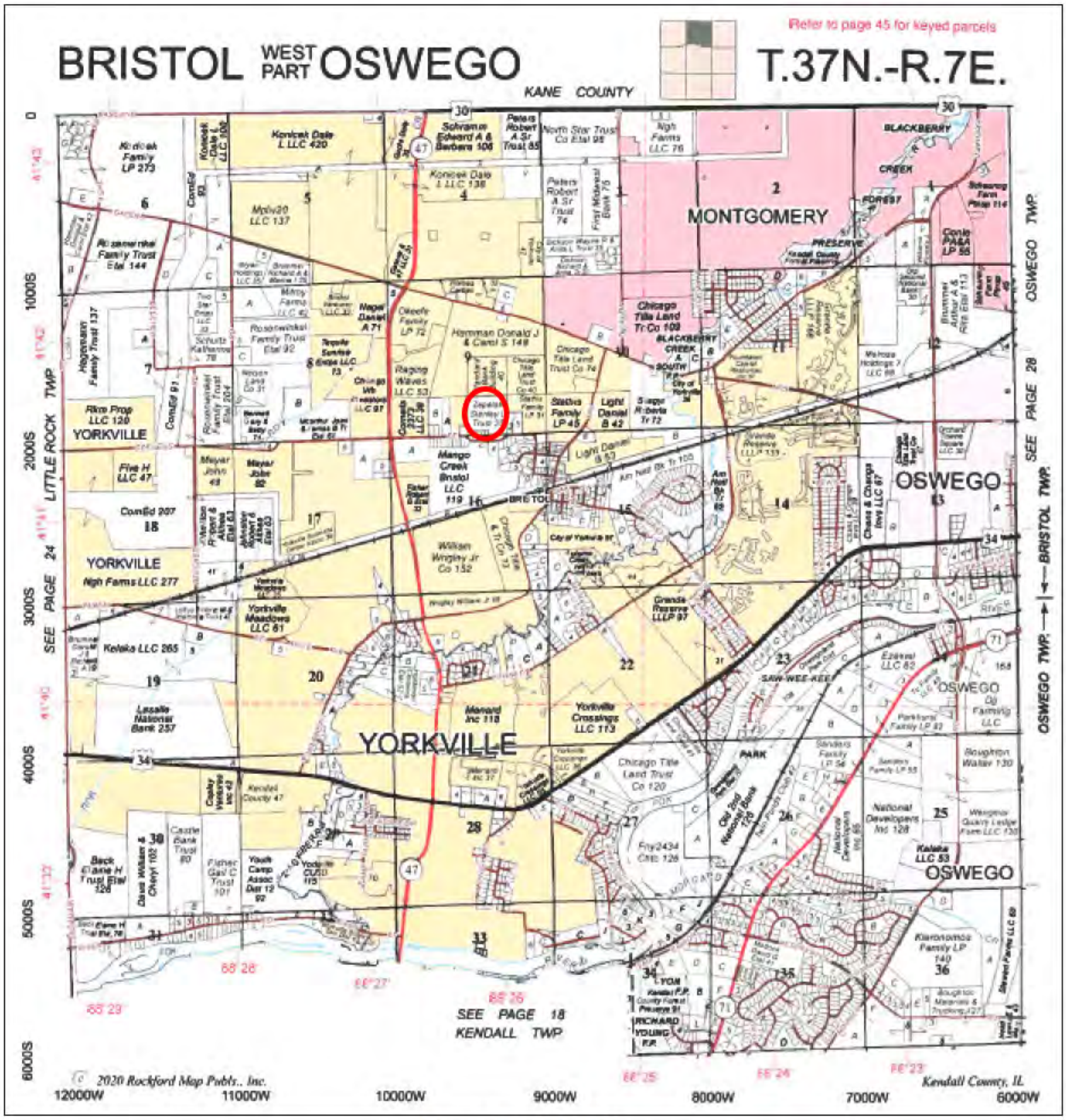


Figure 3: 2021 Plat Map

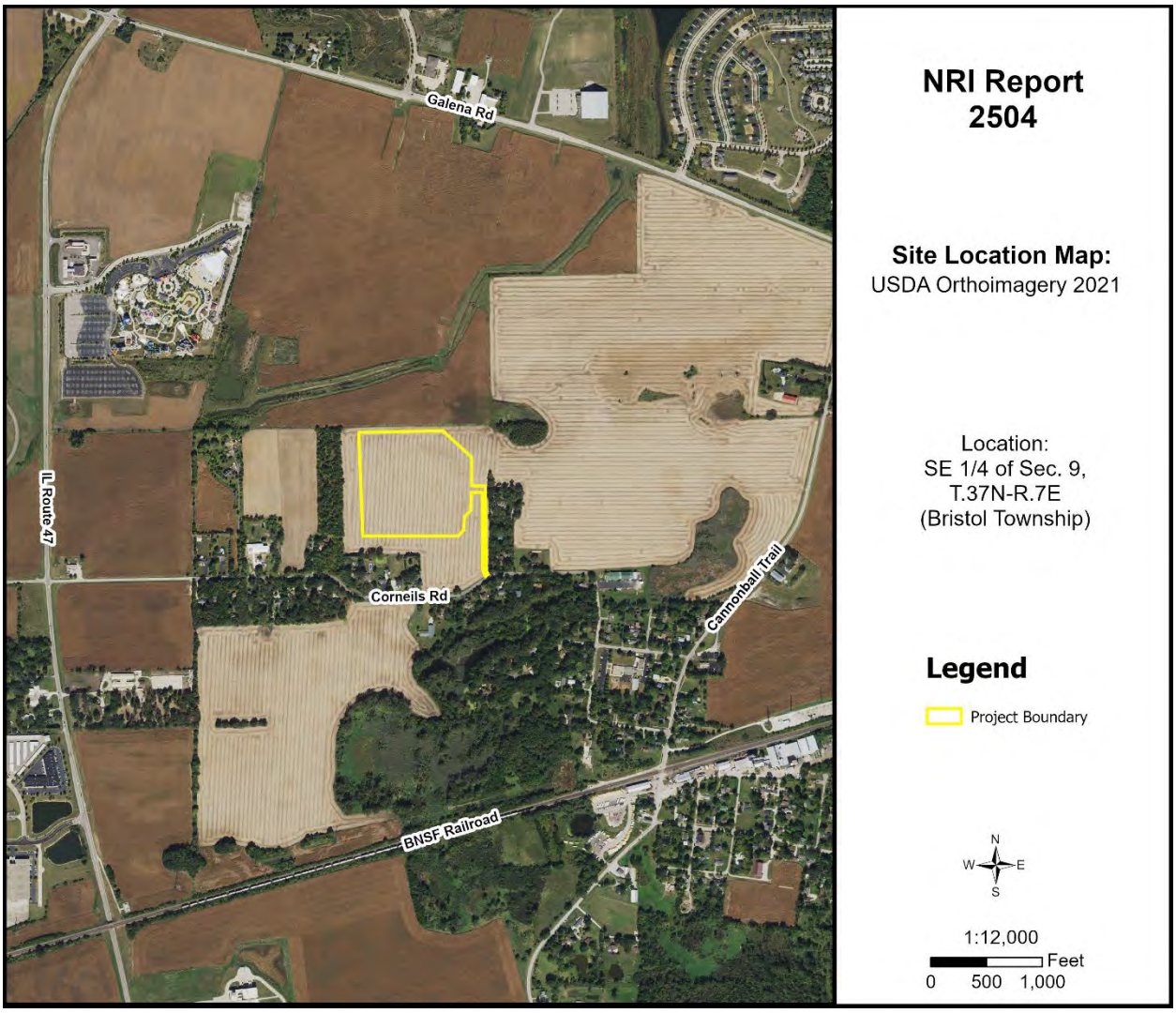


Figure 4: Aerial Map with NRI Project Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that there are no nature preserves in the vicinity of the parcel in question (PIQ). Adjacent to the PIQ is a mapped freshwater emergent wetland to the north and a mapped freshwater pond to the south. These are ecologically sensitive areas.

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

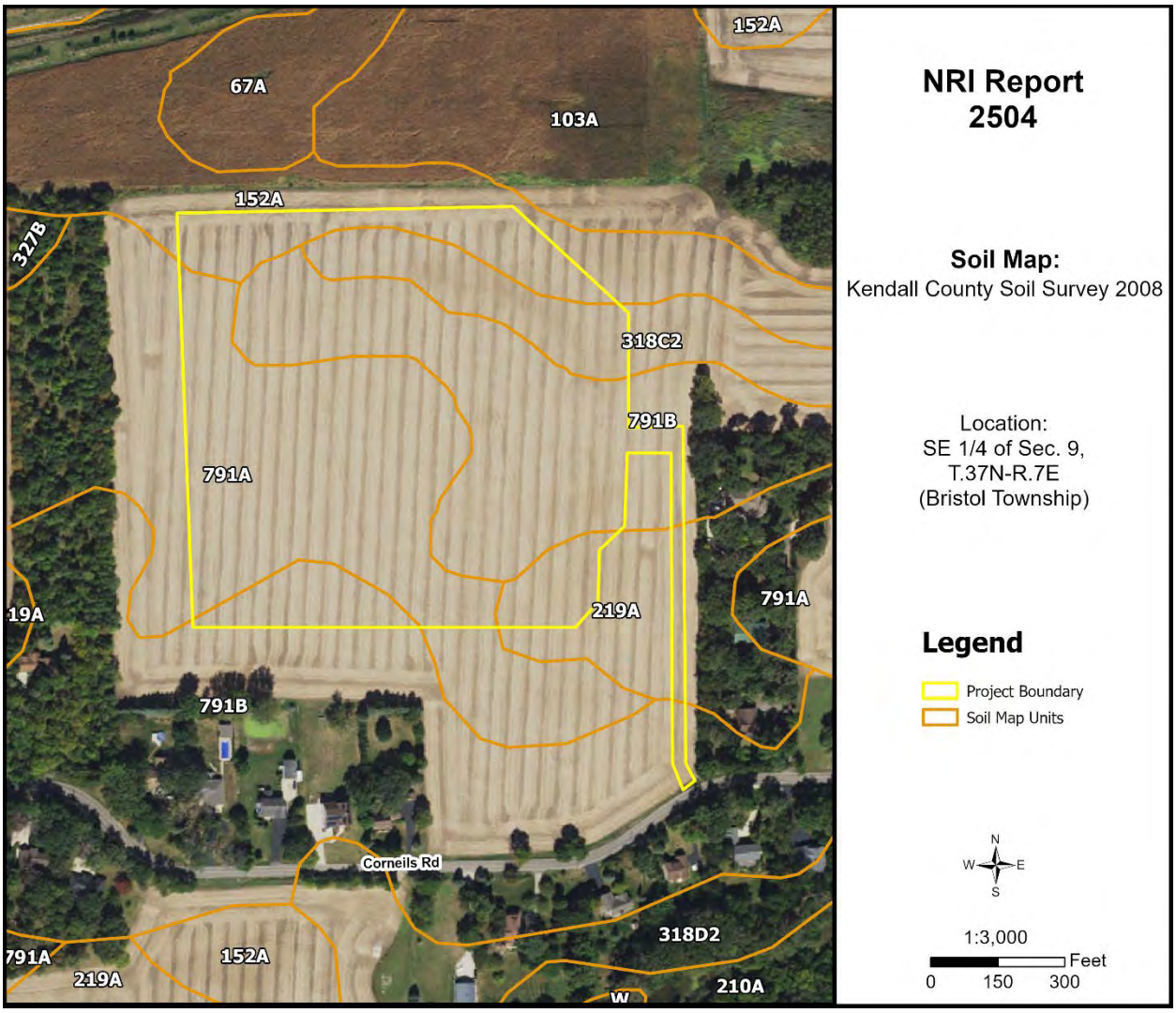


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
152A	Drummer silty clay loam, 0-2% slopes	1.9	9.0%
219A	Millbrook silt loam, 0-2% slopes	1.2	5.8%
318C2	Lorenzo loam, 4-6% slopes, eroded	2.1	10.1%
791A	Rush silt loam, 0-2% slopes	7.5	36.1%
791B	Rush silt loam, 2-4% slopes	8.1	39.0%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited**: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited**: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Solar Arrays, Soil-Penetrating Anchor Systems – Ground-based solar arrays are sets of photovoltaic panels that are not situated on a building or pole. These installations consist of a racking system that holds the panel in the desired orientation and the foundation structures that hold the racking system to the ground. Two basic methods are used to hold the systems to the ground, based on site conditions and cost. One method employs driven piles, screw augers, or concrete piers that penetrate the soil to provide a stable foundation.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Local Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Acres	%
152A	**Very Limited**: Ponding Depth to saturated zone Frost action Low strength Steel corrosion Shrink-swell	**Very Limited**: Ponding Depth to saturated zone Dusty Unstable excavation walls Too clayey	**Very Limited**: Ponding Depth to saturated zone Dusty	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	1.9	9.0%
219A	**Very Limited:** Frost action Depth to saturated zone Steel corrosion Shrink-swell Hillslope position Ponding Low strength	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls Ponding	**Somewhat Limited:** Depth to saturated zone Dusty	**Very Limited:** Frost action Depth to saturated zone Shrink-swell Low strength Ponding	1.2	5.8%
318C2	**Somewhat Limited**: Steel corrosion Frost action Hillslope position Depth to saturated zone Shrink-swell Low strength	**Somewhat Limited**: Unstable excavation walls Dusty	**Somewhat Limited**: Droughty Dusty Depth to saturated zone	**Somewhat Limited:** Frost action Depth to saturated zone Low strength Shrink swell	2.1	10.1%
791A	**Very Limited:** Frost action Steel corrosion Low strength Shrink-swell Hillslope position Ponding Depth to saturated zone	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Ponding Depth to saturated zone	7.5	36.1%

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Acres	%
791B	**Very Limited:** Frost action Steel corrosion Shrink-swell Hillslope position Slope shape across Ponding Depth to saturated zone Low strength	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Shrink-swell Low strength Ponding Depth to saturated zone	8.1	39.0%
% Very Limited	**89.9%**	**14.8%**	**9.0%**	**89.9%**		

Figure 6A: Map of Building Limitations - Solar Arrays & Local Roads / Streets



Figure 6B: Map of Building Limitations - Shallow Excavations



Figure 6C: Map of Building Limitations - Lawns / Landscaping



SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
152A	B/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’	January – May **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
219A	C/D	Low	January – May **Upper Limit:** 0.5’-2.0’ **Lower Limit:** 6.0’	January – December **Frequency**: None	January – December **Frequency**: None
318C2	B	Medium	January – December **Upper Limit**: -- **Lower Limit**: --	January – December **Frequency**: None	January – December **Frequency**: None
791A	B	Low	January – December **Upper Limit**: -- **Lower Limit**: --	January – December **Frequency**: None	January – December **Frequency**: None
791B	B	Low	January – December **Upper Limit**: -- **Lower Limit**: --	January – December **Frequency**: None	January – December **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Project Area
152A	0-2%	Slight	1.9	9.0%
219A	0-2%	Slight	1.2	5.8%
318C2	4-6%	Moderate	2.1	10.1%
791A	0-2%	Slight	7.5	36.1%
791B	2-4%	Slight	8.1	39.0%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soil map units on the parcel reflect the determination that urban or built-up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Type	Prime Designation	Acreage	Percent
152A	Prime Farmland if Drained	1.9	9.0%
219A	Prime Farmland if Drained	1.2	5.8%
318C2	Farmland of Statewide Importance	2.1	10.1%
791A	Prime Farmland	7.5	36.1%
791B	Prime Farmland	8.1	39.0%
% Prime Farmland	**89.9%**		

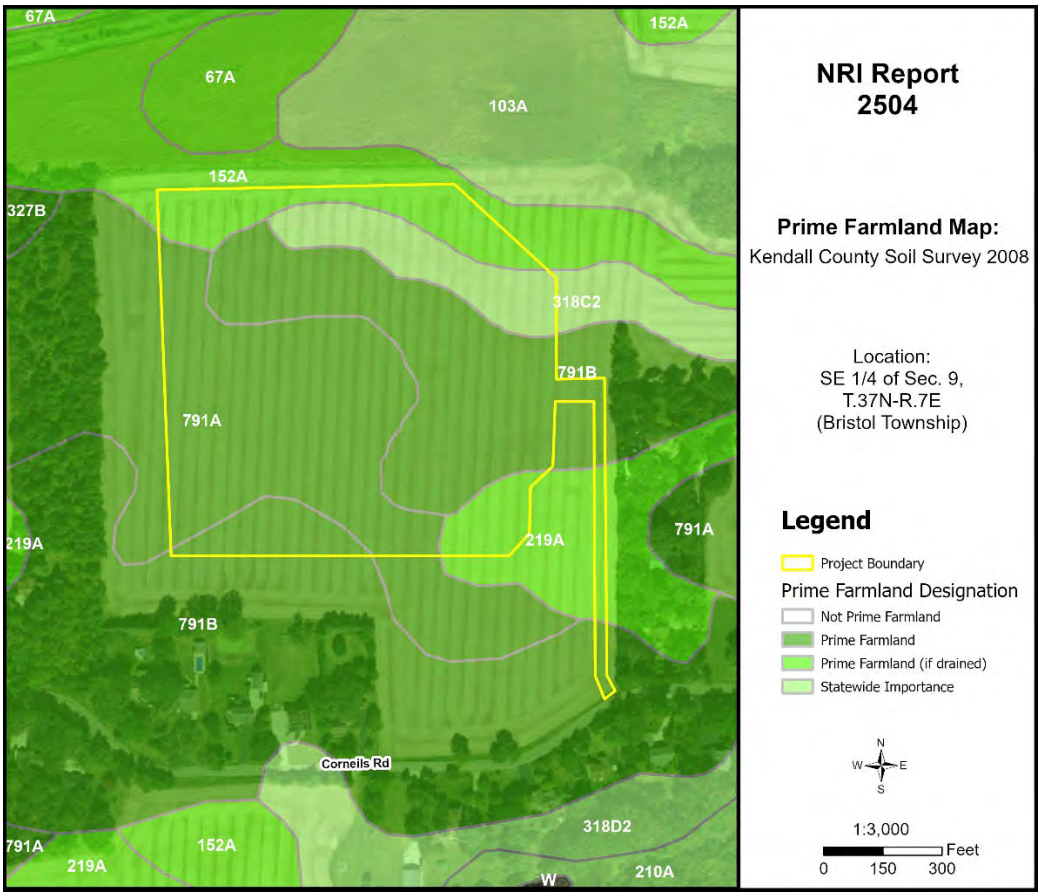


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
152A	1	100	1.9	190.0
219A	3	87	1.2	104.4
318C2	6	69	2.1	144.9
791A	4	79	7.5	592.5
791B	4	79	8.1	639.9
			20.8	**1,671.7**
LE Calculation			(Product of relative value / Total Acres) 1,671.7 / 20.8 = 80.4	
LE Score			**LE = 80**	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 80, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	5
	2. Current land use adjacent to site. (30-20-15-10-0)	15
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	10
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**99**

Land Evaluation Value: 80 + **Site Assessment Value:** 99 = **LESA Score:** **179**

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 179 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County for information regarding their comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?
Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "○" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses, such as a subdivision, calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. This is to correctly determine the parcel location and floodplain location. The FIRM map has three (3) zones. Zone A includes the 100-year flood (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDNR-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainage ways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

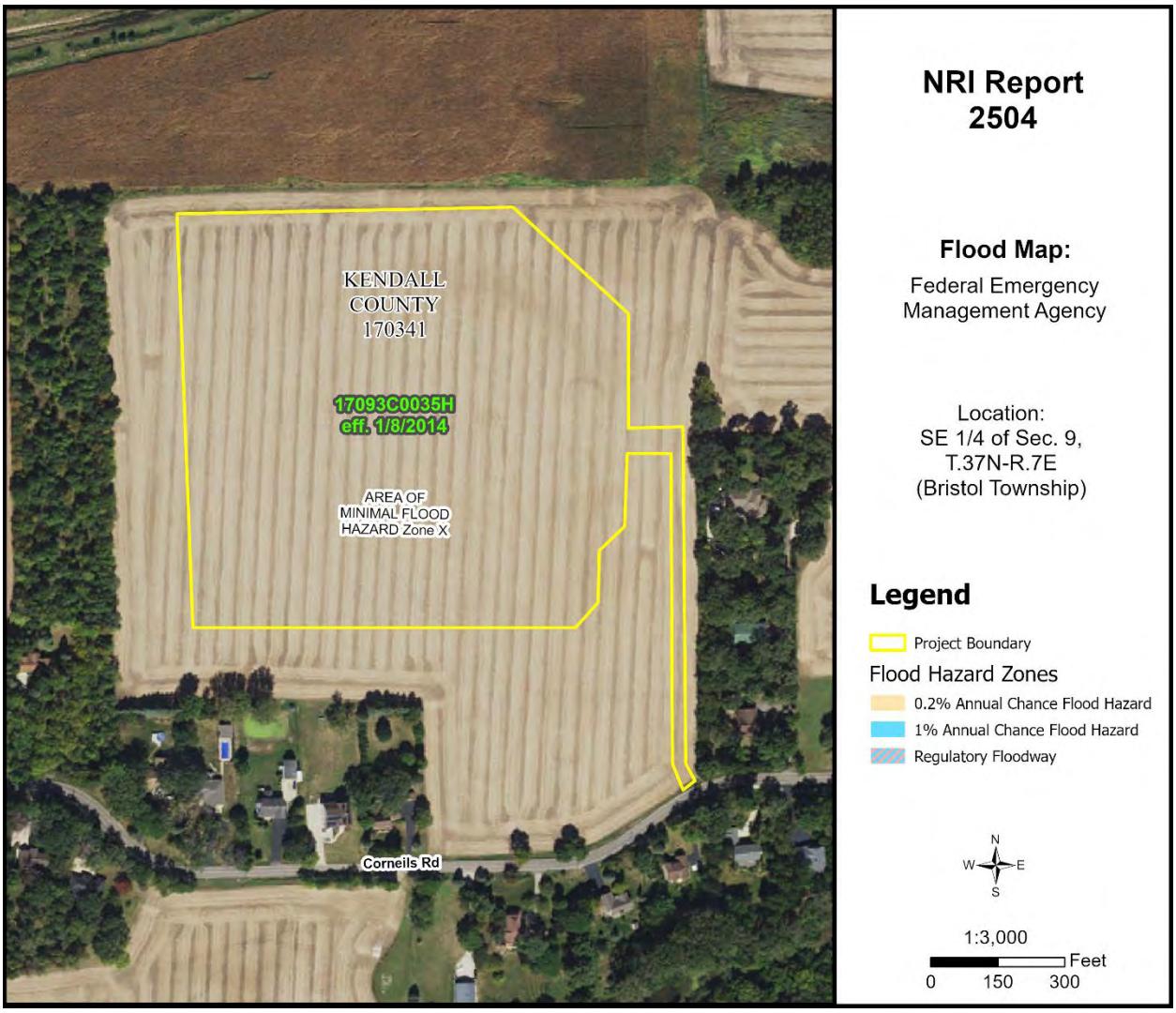


Figure 8: Flood Map

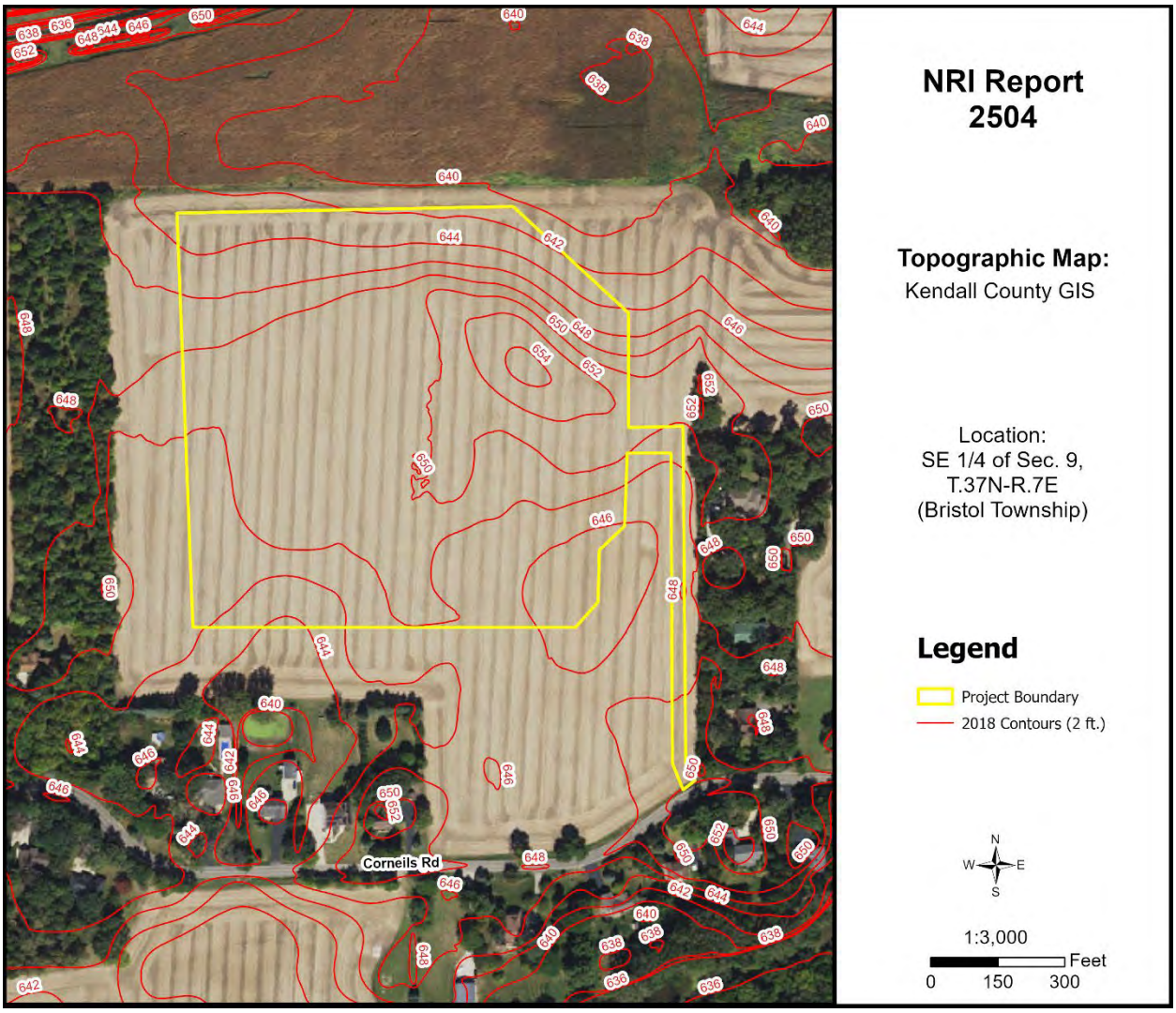


Figure 9: Topographic Map

This parcel contains slopes of 0% to 6% with an elevation range of approximately 642'-654' above sea level. The highest point is in the northwest portion of the site, and the lowest point is along the northern boundary. According to the FEMA Flood Map (Figure 8), the parcel does not appear to contain areas of regulated floodplain or floodway. The parcel is mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.



Figure 10: Sub Watershed Map

This parcel is located within the Lower Fox River watershed and the East Run – Blackberry Creek sub watershed (HUC 12 – 071200070202). The sub watershed comprises approximately 18,638 acres covering parts of Yorkville, Bristol, Sugar Grove, and Aurora.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the National Wetlands Inventory, which is the most comprehensive inventory to date. The National Wetlands Inventory is reproduced from an aerial photo at a scale of 1” equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The National Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of “delineation” and “determination.”*

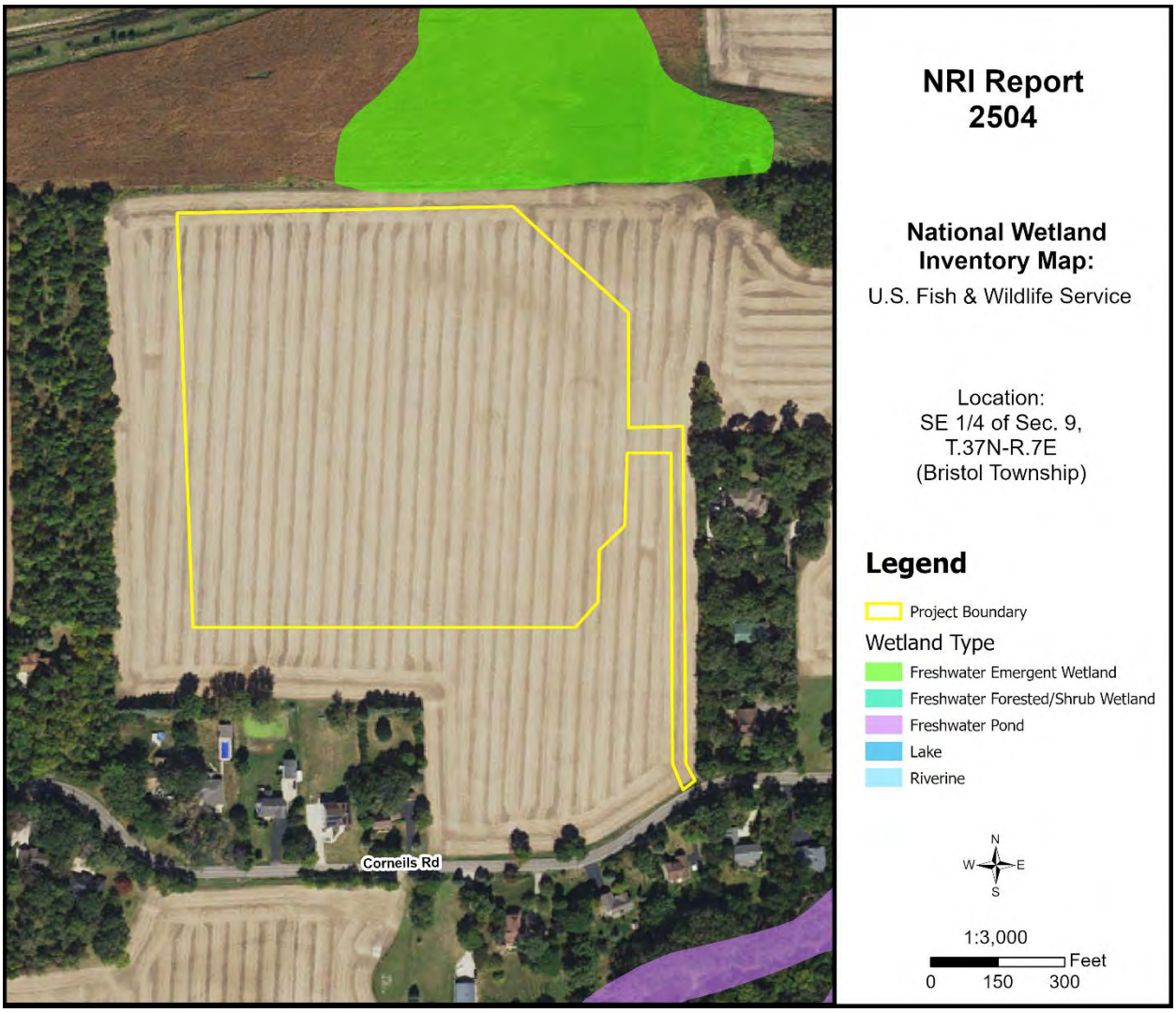


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Hydric Rating %	Acreage	Percent
152A	Poorly Drained	Hydric	N/A	100%	1.9	9.0%
219A	Somewhat Poorly Drained	Non-Hydric	Yes	3%	1.2	5.8%
318C2	Well Drained	Non-Hydric	No	0%	2.1	10.1%
791A	Well Drained	Non-Hydric	Yes	6%	7.5	36.1%
791B	Well Drained	Non-Hydric	Yes	6%	8.1	39.0%

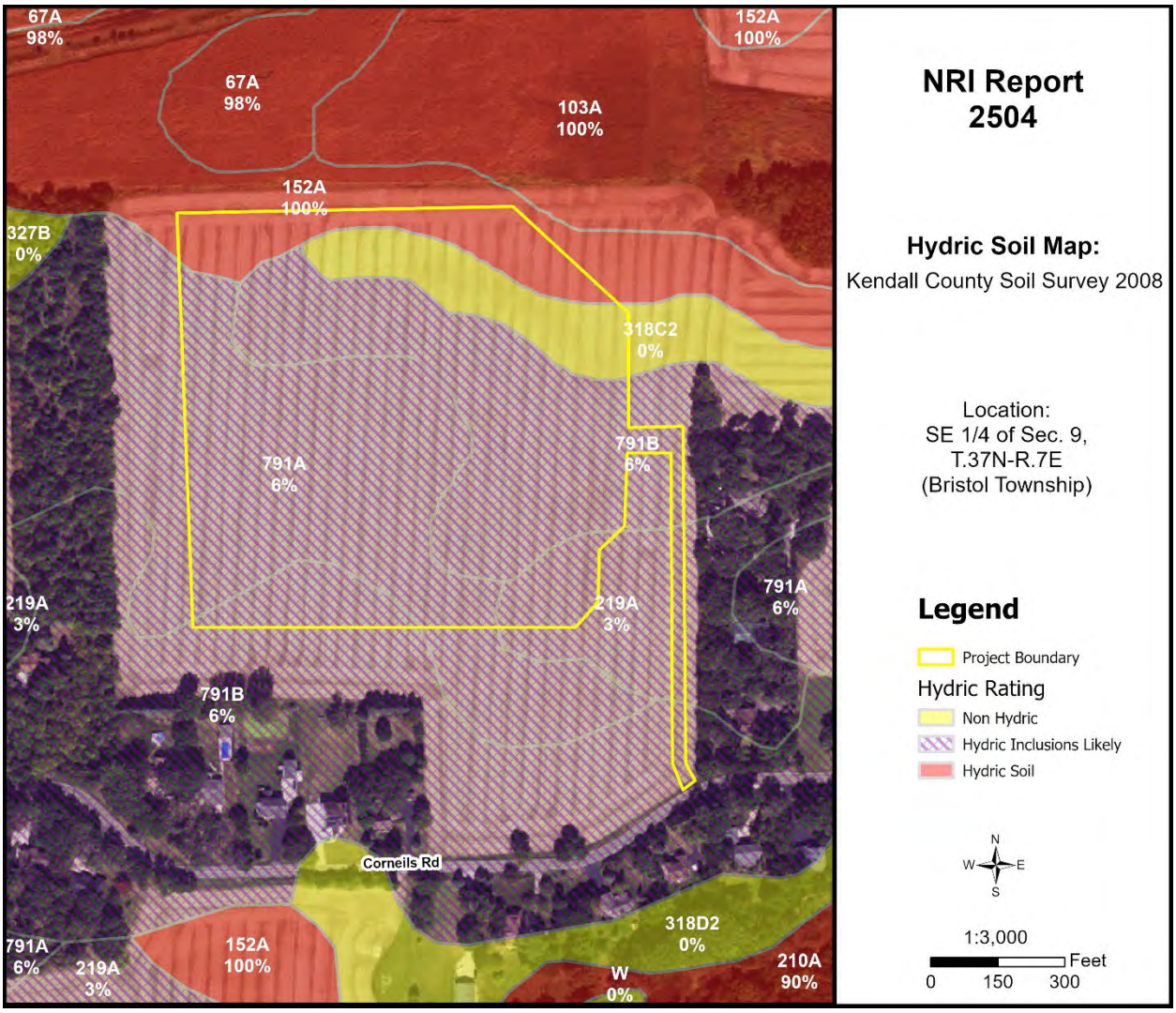


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains**: Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to $16,000 per day of violation, with a maximum cap of $187,500 in any single enforcement action, as well as criminal enforcement.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Water table, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of pink or orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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Noise Impact Considerations

Perivoliotis CSG - Samuel's Solar 2 LLC

Version 1
February, 2025

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Project Overview

Zepelak CSG is a community solar garden that will employ a fixed tilt solar array proposed in Kendall County, IL. The project will be developed on previously cropped and developed farm land. The total area will encompass approximately 20.1 acres.

The project will consist of three phases which could potentially cause noise pollution: (1) a construction phase of approximately 6-12 months, (2) a project lifetime of approximately 30-35 years, and (3) a decommissioning phase of approximately 20-25 weeks.

The following document is a preliminary analysis of potential noise caused by the three phases of this community solar project. The noise-causing equipment will be highlighted and analyzed for each phase of the project.

**The following document was prepared by Enterprise Energy LLC, a community solar developer and not a professional acoustic consultant. Data and information for this analysis was acquired by a 47 page Noise Impact Analysis performed by AECOM Environmental for a 250MW solar project in a similar developed farm landscape in Imperial County, California (1)*.

Site Location and Design

Site Address: Zepelak Community Solar Garden,
Samuel's Solar 2 LLC
9318 Corneils Ave
Yorkville, IL
60560

Site Developer: Enterprise Energy LLC
[redacted]

Developer Contact: Dan Gorman
Tel: [redacted]



ENTERPRISE ENERGY

Project Design

For standard noise reduction practices, all construction and operating equipment during the project's lifetime will be located at least 50' from the parcel boundary. Decibel thresholds are measured at a distance of 50' from the sound source.

All diesel equipment should be operated with appropriate mufflers, and with engine doors closed.

Whenever possible, electrical power should be used in place of generators, to reduce noise.

Construction will occur only between 7:00 AM and 7:00 PM Monday through Friday, 9:00 AM to 5:00 PM on Saturdays, and no operation of equipment on Sundays

Any inverters located within 100' of a residence will be shielded with some type of structural barrier to reduce noise to less than 10dBA continuous noise level.

Facility components include:

1. PV modules and Single Axis Trackers
2. Inverters
3. Transformer
4. Switchgears

Noise Terminology and Thresholds

Noise is typically described as unwanted sound. Sound is mechanical energy transmitted as a wave through a fluid to a hearing organ. Sound is described by frequency and amplitude, that define pitch and loudness respectively. The audible frequency range for humans is 20Hz-20,000Hz.

Noise effects on humans range from annoyance to hearing impairment, depending on the pitch and loudness, which is defined in decibels (dB). A-weighted noise levels are decibel measurements, but weighted similarly to the Richter scale, to reflect how the human ear perceives sound. The human ear perceives loudness depending on the frequency of the sound, which is different from the purely physical wave intensity. All noise levels in this report are therefore reported in A-weighted decibels (dBA).

Typical Construction Noise Levels:

Table 4. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrapers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86
Pile Driver (Vermeer PD10)[1]	-	84

Source: Bolt, Beranek & Newman, 1987.

[1] Based on a 105.8 dBA at the operator's ear, as specified by Vermeer (2012). According to Mr. Dale Siever of Vermeer Sales Southwest, the operator's ear is approximately 4 feet from the part of the pile driver where noise is emitted. Therefore, based on the standard noise attenuation rate of -6 dBA per doubling of distance for point sources, noise from the pile driver would

7

Corona Noise

Corona noise is emitted when the intensity of an electric field surrounding a conductor exceeds the rating of its insulator, causing a dissipation of energy that may result in audible noise. Irregularities or water on the surface of the insulator surface can make audible corona noise more likely. Audible noise from conductors is more likely during wet weather. See below for a table of noise levels for wet transmission lines (the “worst-case scenario”).

Table 5. Transmission Line Voltage and Audible Noise Level

Line Voltage (kV)	Audible Noise Level Directly Below the Conductor (dBA)
138	33.5
240	40.4
356	51.0

kV = kilovolt
Sources: EPRI 1978,EPRI 1987

Vibration and Vibration Noise

Construction can also generate vibrations, defined as waves traveling through mass, such as soil. Vibrations from construction sources do not typically reach levels that could cause any structural damage to nearby residences or other structures. Damage could be possible depending on the construction activity, for structures within 25 feet of activity. Vibrations dissipate greatly due to dispersion and friction losses the further from the source of vibration, so keeping all residences at least 50 feet away from the project should eliminate any risk of vibration-borne damage.

Vibrations can, however, cause annoyance to humans. See the table below for effects of vibration on people and structures

Table 6. Effects on People and Structures at Various Vibration Levels

Vibration Level (in/sec ppv)	Effects on People	Effects on Structures
0.006-0.019	Threshold of perception; possibility of intrusion	Unlikely to cause damage of any type
0.08	Vibrations readily perceptible	Recommended upper level for ruins and ancient monuments
0.1	Threshold of annoyance	Virtually no risk of damage
0.2	Annoying to people in buildings	Threshold of risk of architectural damage to normal dwelling with plastered walls and ceilings
0.4-0.6	Considered unpleasant	Architectural damage and possibly minor structural damage

Source: Jones & Stokes 2004
Note: Caltrans considers most construction vibrations, with the exception of pile driving and blasting, to be continuous.

Table 7. Typical Construction Equipment Vibration Emissions

Equipment	Peak Particle Velocity (inches per second)[1]		
	At 25 feet	At 50 feet	At 100 feet
Clam Shovel Drop (slurry wall)	**0.202**	0.071	0.025
Vibratory Roller	**0.210**	0.074	0.026
Hoe Ram	**0.089**	0.031	0.011
Large Bulldozer	**0.089**	0.031	0.011
Caisson Drilling	**0.089**	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small Bulldozer	0.003	0.001	0.0004

Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment, 2006

[1] Bold values are considered an annoyance to people.

In keeping construction activities at least 50’ from occupied residences, no vibrations that exceed annoyance levels will be experienced at neighboring properties.

Federal Noise Regulations

Federal noise regulations were developed following the recognition of noise impact on humans in the Noise Control Act of 1972.

The Occupational Safety and Health Administration agency (OSHA) limits noise exposure for workers to 90dB L_{eq} or less for 8 hours and 105 dB L_{eq} for 1 hour. Appropriate noise PPE shall be worn by all workers.

The EPA recommends that noise levels be limited to 55 dBA average over 24 hours, in order to protect human welfare. A 70 dBA average should not be exceeded in order to prevent hearing loss (*2*).

Illinois Pollution Board Regulations

The *Illinois Noise Related Statutes and Regulations* document (*3*) classifies our project as Industrial or Non-building Construction, corresponding to LBCS Function Code 7450. Using this LBCS code classifies our project as a Class C Land Use according to Illinois Pollution Control Board’s *Environmental Protection Document: Subtitle H: Noise (4)*.

The *Environmental Protection Document: Subtitle H: Noise* recommends daytime (6:00AM to 11:00PM) noise levels be limited to 58 dBA, except explosive noise which cannot exceed 107 dBA, when measured 25’ from neighboring property lines. As construction activities will always be at a minimum 200’ from neighboring residences, these limits are not likely to be exceeded. However, when construction begins, sound testing may be done at neighboring parcel lines to confirm levels are in compliance with both the EPA and the Illinois Noise Regulations.

Noise Impact:

Phase I: Construction Activities

Approximately 6-12 months

Initial development would begin with grading and building of the access road, followed by the establishment of temporary laydown areas, as designated by the final site plan. On this laydown area, equipment may include, but is not limited to: construction trailer, temporary restroom, parking area, material receiving and storage, recycling and waste area, construction power sources.

Daily road usage activities include, but are not limited to: delivery of construction equipment, project materials, and worker trips. Number of vehicles and workers expected could vary throughout the construction period.

Construction of the array may include, but is not limited to: grading, compacting, excavating. Equipment used for such activities may include, but is not limited to: backhoes, bulldozers, pile drivers, excavation equipment, as well as hand tools.

Equipment likely to generate the most noise (as seen in Table 4), are earth moving and pile-driving equipment, which generate approximately 85 dBA at 50 feet. This maximum noise level would last between 2-4 minutes at a time. Average noise levels during array construction would be around 75 dBA at 50 feet.

However, as our project is unlikely to require much, if any grading (other than for the 1250 foot access road), maximum and average noise levels during construction time would likely be lower than these “worts-case scenario” levels.

Equipment usage and construction activities will be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, 9:00 AM to 5:00 PM on Saturdays, and no operation of equipment on Sundays

Phase II: Operation

Approximately 30-35 years

Operational activities would generate low levels of noise, and be limited to daylight hours (when PV arrays operate), which is when other ambient noise is generally highest. Daily noise would come from operation of the inverter when electricity is being produced, the transformer, the small motors for the trackers, and potentially the corona noise from the feeder lines.

Inverter: The Solectria 250kW inverter is rated at 67 dBA at 10 feet, as per the manufacturer’s data spec sheet. Using sound attenuation inverse square law, noise levels at 50 feet would therefore be approximately 53 dBA. This is the maximum noise output of the inverter at 50 feet, so noise levels for residences more than 100 feet away would be considerably less. Furthermore, the maximum noise levels would only occur during daylight hours, so the 24-hour average noise level would be much less, and far below regulatory requirements.



Transformer: The exact model of transformer used for this project will be determined by the Utility that is responsible for our interconnection. However, average decibel levels for medium voltage transformers between 2001-2500 kVa, appropriate for our project size, are 62 dBA. This level is at 50 feet, and our transformers will be 100+ feet from any residence.

Single Axis Trackers: These small motors are what use power to slowly rotate the modules throughout the day to maximize solar input. The trackers rotate from -52° to +52° throughout the day, rotating roughly 1° every 3.5 minutes. The motors are stored in housing compartments, which greatly reduce the noise levels such that they should not have any significant effect on the overall project noise impact. Another possible source of noise would be the friction between the linkages between the tracker rods and the modules. Again, this noise will be insignificant *(5)*.

Corona Noise: Feeder lines at this site are 12kV which is far below the minimum of 138kV listed in Table 5. As corona noise levels decrease with voltage, the noise emitted from the 12kV feeder line will likely be negligible.

Phase III: Decommissioning

Approximately 20-25 weeks

Decommissioning will likely consist of activities including but not limited to excavation, ground work, pile-driving, and most other activities also associated with project construction. Therefore levels of noise would be similar to those of construction, and will be below regulatory thresholds. Decommissioning should last only approximately 20-25 weeks.

Conclusion:

As no phase of project lifetime (construction, operation, or decommissioning) is likely to exceed federal or local regulatory thresholds when performed at the setbacks as designed in the site plan, this project does not plan any further noise mitigation efforts.

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3. Illinois Noise Related Statutes and Regulations. (n.d.). Retrieved from https://noisefree.org/wp-content/uploads/2017/12/illinois.pdf.

4. Illinois Pollution Control Board, Title 35: Environmental Protection, Subtitle H: Noise, Chapter I: Pollution Control Board, Part 901: Sound Emission Standards and Limitations for Property Line-Noise-Sources, effective November 1, 2018.

5. Hankard Environmental, Inc. (2019). 1 Noise Measurement and Analysis Results for the Luning Solar Energy Center. 2 Public Service Commission of Wisconsin. 3 PSC REF#:384115. Retrieved from [link to document if available].

6. https://www.makeitelectric.org/nema-standards-technologies/nema-standards/

Analysis of Glare

Enterprise Energy has analyzed the proposed Solar Facility in Bristol Township for its potential to cause glare visible from surrounding properties. Below is a summary of the methodology used to assess the potential for glare.

1. The site plan was assessed to determine the most likely areas for potential glare.
2. Three areas of occupancy within the area most likely to receive glare were then identified.
3. Utilizing the software PV GlareCheck the maximum theoretical glare at all three locations was established.
4. The results from the PV GlareCheck were then analyzed by our engineering team to correct for software assumptions that do not exist at this location.
5. Final results were determined.

Determination of Glare Prone Areas

The proposed solar facility has a fixed tilt solar array. It is composed of rows of solar panels that run from East to West. These solar panels are tilted to the South in order to capture the maximum amount of sun light. The area to the South of the solar array would be the most likely to experience glare as any reflection of the sun would be primarily directed Southward.

Points of Interest

Three points within the area mostly likely to experience glare were identified. The criteria used to select these points are as follows:

Point 1: This location is the closest residence to the solar facility.

Point 2: This location is the closest residence with the least existing screening to the solar facility.

Point 3: This location is a public right of way, and could be occupied by pedestrian and car traffic.

PV-GlareCheck Software Results

The results of the PV GlareCheck have been attached hereto. These results are considered the Maximum Theoretical glare at the three designated points. At all three locations the Maximum Theoretical glare is within allowable limits and demonstrates minimal glare potential to adjacent landowners or the public.

Analysis of Results

Pv-GlareCheck modeled the potential of glare at all three locations. At all three location there was either no potential for glare or minimal potential for glare. The maximum theoretical potential for glare at all three locations were within acceptable standards.

Closer analysis of the site-specific features and the glare results strongly suggest that there is no likelihood at all for glare at any of the three sites. PV-GlareCheck relies on certain universal standards needed to model the maximum theoretical glare. However, site specific conditions can radically reduce or eliminate glare.

Sunrise and Sunset Angle: Due to the short duration of potential glare shown in the PV-GlareCheck report at Site 1 and 3 the glare being shown is most certainly sunrise glare at Site 1 and unset glare at Site 3. PV-GlareCheck utilized a 5-degree angle at sunrise and sunset. At this particular site there are full-grown trees to the East and West of the solar array. The Sun will need to be visible over these trees before it can be reflected off of the solar array (approximately 7-9 degrees above horizon). As such, the brief duration of glare at both of these locations is likely not to materialize as the sun will be below the tree canopy during these times.

Screening: PV-GlareCheck has no ability to add intervening screening between the solar array and potential points of interest. This particular project includes planting substantial vegetative screening between the array and all neighboring residences. This screening would block glare from the solar array before it gets to any of the surrounding residences. In addition, much of the Southern portion is already screened by fully grown trees and already is not visible from the neighboring properties.

Final Results

The maximum theoretical potential glare from this project falls within accepted standards. Considering that several of the site-specific conditions will reduce or eliminate glare potential it is safe to say that glare will not be a hinderance to neighbors or the public at large. Glare will be monitored after construction to ensure its compliance with regulatory standards and good neighbor practices. Should glare be found after construction it is readily solvable through fence modification/slatting or other measures.

PV-GlareCheck

Glare Simulation Report

Bristol 100

User ID: lWIUCjYJ9LhgIuHccsN3d5STGpE2

Project ID: iyRYIVTLAQxVfwhKdjTb

Simulation ID: ZCIRONA98127

Timestamp: 2025-04-18 16:22:23

Version Calculator: 0.9.9 (beta)

1. Overview Map

Figure 1: Overview map showing PV areas (blue) and detection points (red).

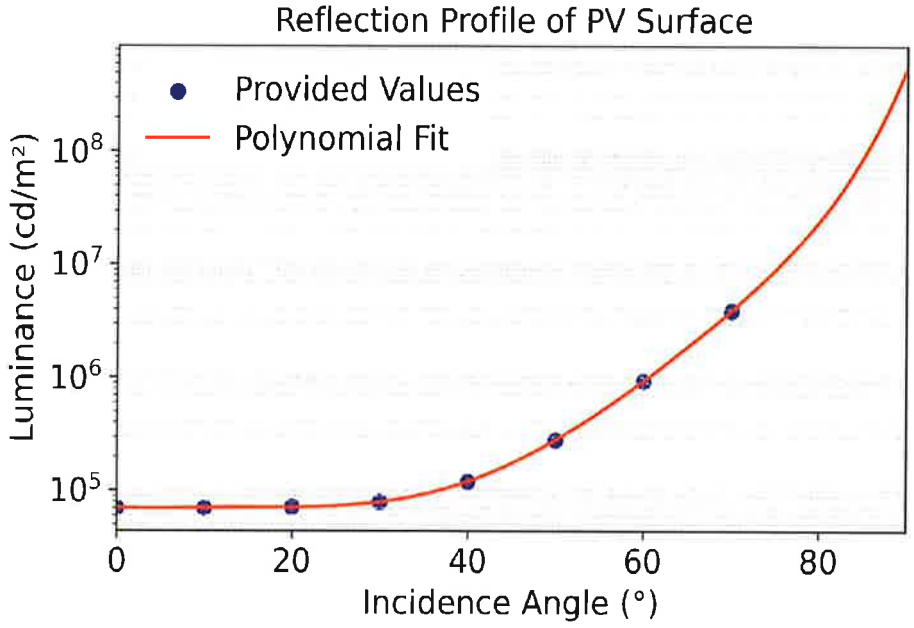


2. Simulation Parameters

Table 1: Simulation parameters used in the glare analysis.

Parameter	Value	Description
Resolution	5 min	Time resolution for simulations.
Sun Elevation Threshold	5°	Threshold for solar elevation: glare is only evaluated when the sun is above this angle.
Beam Spread	5.0°	Angular spread of the reflected beam.
Sun Angle	0.5°	Defines the apparent diameter of the sun as seen from Earth.
Sun Reflection Threshold	10.0°	Minimum angle between incident sunlight and its reflection, below which the glare from the sun itself dominates and renders the reflection irrelevant.
Intensity Threshold	30000 cd/m²	Minimum luminance threshold for a reflection to be considered relevant glare.
Module Type	Standard Module with ARC	Defines the type of photovoltaic module applied in the simulation.

Figure 2: Reflection profile as measured and fitted (values valid at 100,000 lux). The blue markers represent the provided values and the red line shows the polynomial fit. The y-axis is logarithmic.



3. Evaluation of Results

This evaluation is based on three key guidelines: the German LAI guideline (issued by the Bund/Länder-Arbeitsgemeinschaft für Immissionsschutz), the Austrian OVE guideline R 11-3 (2016), and the Swissolar guideline for photovoltaic systems in Switzerland. These guidelines provide thresholds for acceptable glare exposure at sensitive locations such as residential buildings or other protected areas.

To assess the potential impact of glare, we apply a traffic light system derived from the most restrictive limits defined in the guidelines:
Green: No or minor glare impact. This applies when glare at the detection point does not exceed 30 minutes per day and 30 hours per year. No further action is required.
Yellow: Moderate glare impact. This category meets the Swiss guideline but not the stricter German and Austrian thresholds. Glare is limited to a maximum of 30 minutes per day on any given day, up to 60 minutes per day on no more than 60 days per year, and up to 120 minutes per day on no more than 20 days per year (with a total not exceeding 50 hours annually). In this case, a more detailed assessment is recommended.
Red: Severe glare impact. All guideline thresholds are exceeded. Further analysis and the implementation of mitigation measures are strongly recommended.

The following table explains the traffic light system:

Table 2: Traffic light system for glare evaluation.

Color	Impact Level	Description
Green	No/Minor Glare	≤ 30 min/day and ≤ 30 h/year; no action needed.
Yellow	Moderate Glare	Within Swiss limits but exceeds LAI/OVE: ≤ 30 min/day (any day), ≤ 60 min/day (max 60 days/year), ≤ 120 min/day (max 20 days/year), total ≤ 50 h/year; further analysis recommended.
Red	Severe Glare	Exceeds all limits; further analysis and mitigation likely required.

The evaluation is based solely on the relevant glare effects identified during the calculations.

4. Summary of Results

This table summarizes the results for each detection point (DP).

Table 3: Summary of glare results per detection point.

DP Number	Max. Glare per Day (min)	Glare per Year (min)	Days with Glare	Days with >30 min Glare	Days with >60 min Glare	Days with >120 min Glare
1	5	45	9	0	0	0
2	0	0	0	0	0	0
3	25	790	44	0	0	0

5. Impact Level Assessment

Table 4: Impact level assessment for each detection point.

DP Number	Impact Level
1	No/Minor Glare
2	No/Minor Glare
3	No/Minor Glare

6. PV Areas Details

Table 5: Overview of PV areas with Azimuth and tilt.

PV Area	Azimuth (°)	Tilt (°)
PV AREA 1	176.5	29.5

Table 6: List of the original corner points of the PV areas.

PV Area	Latitude	Longitude	Ground Elevation (m)	Height Above Ground (m)
PV AREA 1	41.6929	-88.434489	198.5	3.5
PV AREA 1	41.692812	-88.438104	198.5	3.5
PV AREA 1	41.695038	-88.438151	198.5	2.5
PV AREA 1	41.695127	-88.43451	198.5	2.5

7. Detection Points (DPs) Details

Table 7: Details of detection points.

DP Number	Latitude	Longitude	Ground Elevation (m)	Height Above Ground (m)
1	41.691664	-88.43763	196.8	1.5
2	41.691592	-88.436718	197	1.5
3	41.691461	-88.434112	197	1.5

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #10

Tracking Number

EDC 2025-45

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 105 – License Agreement

Meeting and Date: Economic Development Committee – June 3, 2025

Synopsis: Proposed License Agreement for City access to future Bristol Ridge Solar Farm.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: May 29, 2025
Subject: **Bristol Ridge Solar Farm 105- TPE IL KE105, LLC**
License Agreement for Decommissioning

SUMMARY:

Turning Point Energy, LLC, dba TPE IL KE105, LLC, a solar energy developer planning to construct a solar project on approximately 26 acres of land located north of the BNSF railroad and east of Cannonball Trail (see below), is requesting the City enter into a License Agreement allowing the City legal access to the subject property in the event the developer fails to carry out their decommissioning obligations.

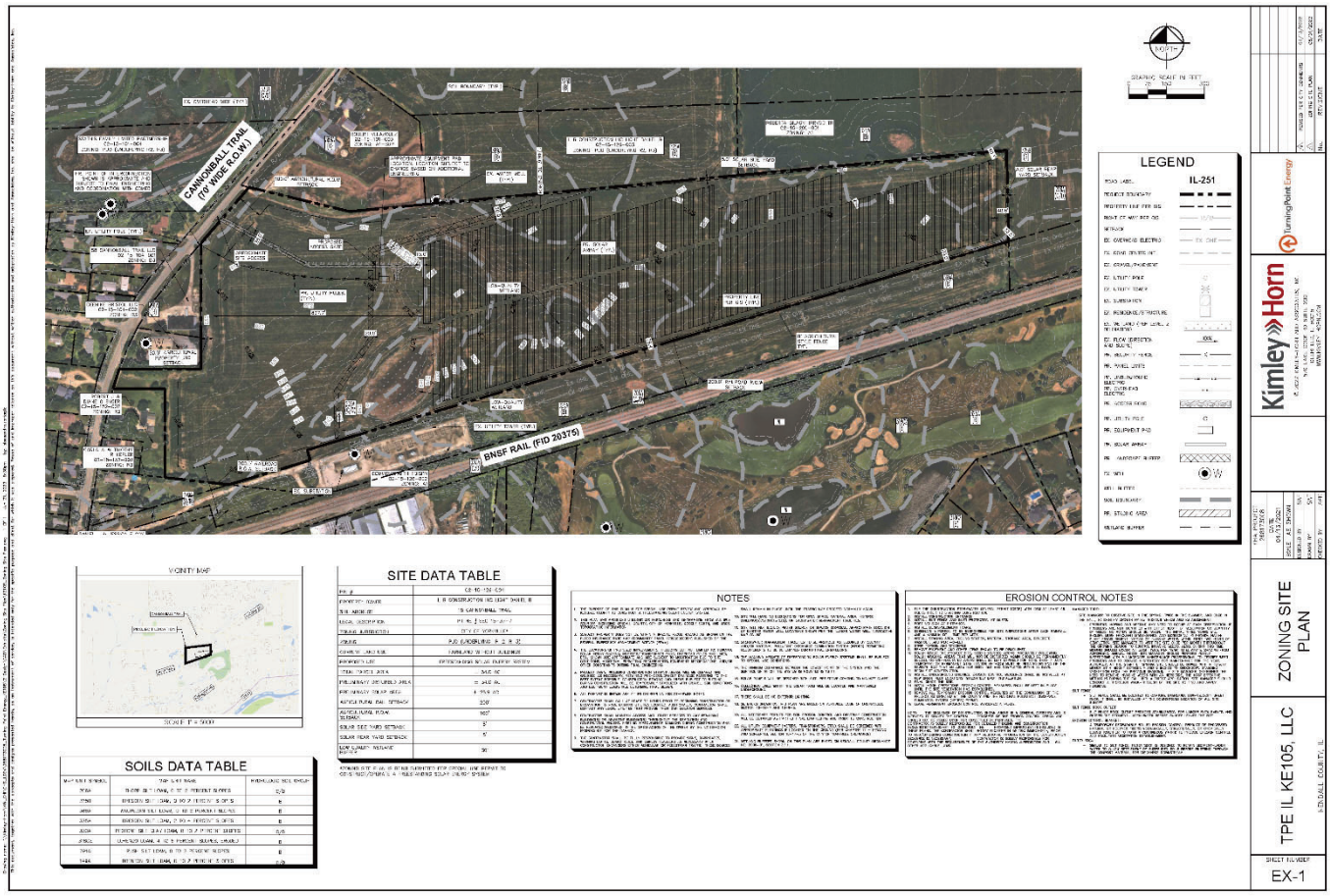


Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
March 29, 2023

BACKGROUND:

In 2023, the City approved a special use permit, rezoning, variance, and an amendment to the annexation agreement for the southern portion of the existing Bristol Ridge Development. This area, originally intended for residential housing, was approved for the development of an approximately 26-acre solar farm, as detailed in the following site plan:



As a condition of the special use approval, the petitioner agreed to provide a decommissioning plan and financial security in the form of a bond to cover the costs associated with removing the solar farm system, restoring the property, and reimbursing the City for any legal expenses incurred if the developer fails to maintain or properly decommission the facility. The petitioner has acknowledged these obligations and submitted a decommissioning plan with an estimated bonding value of $750,030. Additionally, the petitioner was advised at that time that an easement over the entire property must be granted to allow City staff access to the site should removal of the solar farm by the City become necessary.

As the project advances toward construction, the petitioner is now requesting that the City, in lieu of a blanket easement, enter into a License Agreement for access to the solar farm. While both a license agreement and an easement are legal tools used to grant access to property, they differ in terms of flexibility, permanence, and scope. A License Agreement typically applies for a defined period and is revocable under specified conditions. It also restricts who may access the property and for what purposes, and it is non-transferable. In contrast, an easement constitutes a real property interest, is recorded against the property, and binds future owners. The petitioner feels the License Agreement avoids creating a permanent encumbrance on the property title and is better suited for providing the restricted access needed by the City for the project.

STAFF COMMENTS:

Due to the limited scope and need of the City's access to the subject property in the event the developer fails to decommission the solar farm, staff is supportive of the proposed License Agreement. This request is tentatively scheduled for a vote at the June 10th City Council meeting. Staff and the petitioner are seeking comments from the Economic Development Committee about the proposed draft agreement prepared by the City Attorney and attached for your review.

ATTACHMENTS:

1) Draft Ordinance
2) Draft License Agreement

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A LICENSE AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE AND TPE IL KE105, LLC

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the *"City"*) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, TPE IL KE105, LLC (the "*Developer*") an Illinois limited liability company, is a developer of solar energy and storage projects which intends to develop a new solar energy project (the "*Project*") on approximately twenty-six (26) acres in the City located north of the BNSF railroad line and east of Cannonball trail (the "*Subject Property*"); and

WHEREAS, the zoning code of the City requires a special use permit to operate the Project which was granted to the Developer for the Project on the condition that the Developer enter into a decommissioning plan (the "*Decommissioning Plan*") providing for a removal of all equipment and other properties related to the Project upon termination of its operation; and

WHEREAS, the Developer has provided the City with a Decommissioning Plan and is now prepared to enter into a License Agreement in the form attached hereto granting the City access to the Subject Property in the event the Developer fails to decommission the Project in accordance with the Decommissioning Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The foregoing preambles are hereby incorporated into this Ordinance as if fully restated herein.

Section 2. That the License Agreement by and between the United City of Yorkville, Kendall County, Illinois and TPE IL KE105, LLC is hereby approved and the Mayor and City Clerk are authorized to execute.

Section 3. The City Clerk is hereby directed to record this License Agreement with the County Clerk of Kendall Couty.

Section 4. This Ordinance shall be in full force and effect upon its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

License Agreement

This License Agreement is entered into this _____ day of _____, 2025 by and between the United City of Yorkville, Kendall County, Illinois (the "*City*") and TPE IL KE105, LLC, a Delaware limited liability company (the "*Developer*").

Preambles

WHEREAS, the City is a non-home rule municipality of the State of Illinois created in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and

WHEREAS, Developer is a developer of solar energy and storage projects which has entered into a lease of approximately 54 acres, located north of the BNSF railroad line and east of Cannonball Trail, legally described in Exhibit A attached hereto (the "*Subject Property*"), to install a freestanding solar energy project (the "*Project*") on 26 acres thereof; and

WHEREAS, the Zoning Code of the City requires a special use permit to operate a solar energy project, and a special use permit was granted to Developer by the City for the Project, subject to certain conditions, including providing the City with a decommissioning plan, in the form attached hereto as Exhibit B (the "*Decommissioning Plan*"), and a decommissioning security guarantee of $750,030 (the "*Decommissioning Surety*"); and,

WHEREAS, Developer has further agreed to enter into this Agreement granting the City access to the Subject Property in the event Developer fails to decommission the Project in accordance with the Decommissioning Plan all as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual understanding between the City and Developer, the issuance of a special use permit by the City for the Project and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. The foregoing preambles are hereby adopted as if fully restated in this Section 1.

Section 2. Developer hereby agrees to provide the City with prior notice of its decision to terminate its operation of the Project at the Subject Property (the "*Operations Termination Notice*"). If Developer fails to provide the City with the Operations Termination Notice, the City may rely on notice from the owner of the Subject Property (the "*Lessor*") or any reliable source that Developer has ceased its operation of the Project.

Section 3. Upon receipt of the Operations Termination Notice, Developer hereby grants the City a license to enter upon the Subject Property to ensure that Developer is proceeding with the decommissioning of the Project in accordance with the terms and conditions of the Decommissioning Plan. Developer agrees to complete the decommissioning of the Project within twelve (12) months from the date of the Operations Termination Notice. In the event the decommissioning is not being performed in accordance with the Decommissioning Plan, meaning the Project has not been removed within twelve (12) months of the Operations Termination Notice, the City is hereby authorized to proceed to decommission the Project, with all costs of such decommissioning to be paid from the Decommissioning Surety.

Section 4. Any notice, request, demand or communication as required by this Agreement shall be deemed to have been duly given if in writing and sent by regular mail, overnight or express delivery or personally delivered to:

To the City:

United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560
Attn: City Administrator

To Developer:

TPE IL KE105, LLC
c/o TPE Development, LLC
7272 E. Indian School Rd, Suite 540
Scottsdale, AZ 85251
Attn: Adam Beal, EVP of Development

Section 5. This License Agreement shall be in full force and effect for a term commencing with its execution and terminating with the completion of the decommissioning of the Project in accordance with the Decommissioning Plan.

Section 5.1. Upon successful completion of decommissioning, a release of the Decommissioning Surety shall immediately be executed by the City.

Section 6. This License Agreement shall be recorded with the Recorder of Kendall County.

Section 6.1. Upon successful completion of decommissioning, a release of this License Agreement shall immediately be executed by the City and recorded with the Recorder of Kendall County.

Section 7. This Agreement shall be governed by the laws of the State of Illinois and any legal action taken by either the City or Developer shall be before the Circuit Court of Kendall County, Illinois.

Section 8. This Agreement shall inure to the benefit of the Project and be binding upon the successors and assigns of either party.

Section 9. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have hereunder set their hands as of the date first written above.

United City of Yorkville	TPE IL KE105, LLC
By:_____	By:_____

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, of TPE IL KE105, LLC, a Delaware limited liability company, who is personally known to me to be the_____, of said company, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing Agreement as his/her own free and voluntary act and as the free and voluntary act of said corporation for the purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 202__.

_____

Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, of the United City of Yorkville, an Illinois non-home rule municipal corporation, who is personally known to me to be the_____, of said municipal corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing Agreement as his/her own free and voluntary act and as the free and voluntary act of said corporation for the purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 202__.

_____

Notary Public

EXHIBIT A

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE PUBLIC HIGHWAY LEADING NORTH FROM HUNTSVILLE, IN SAID DIRECTION AT A POINT WHERE THE EASTERLY LINE OF SAID HIGHWAY INTERSECTS THE SOUTHERLY LINE OF ELIZABETH RIDER'S LAND; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ELIZABETH RIDER'S LAND 315 FEET, TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES WITH SAID FIRST LINE ALONG THE EAST LINE OF SAID RIDER LAND, TO THE CENTER OF SAID BRISTOL ROAD; THENCE NORTHEASTERLY, ALONG THE CENTER OF SAID HIGHWAY, TO THE SOUTHERLY LINE OF LAND BELONGING TO HARRY C. ECCLES; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ECCLES LAND, TO A POINT IN SAID SOUTHERLY LINE 60 CHAINS FROM THE EAST LINE OF SAID SECTION; THENCE EAST, ALONG THE SAID SOUTHERLY LINE OF SAID HARRY C. ECCLES LAND TO THE 8TH SECTION LINE, AND BEING THE WEST

LINE OF N.C. RIDER'S LAND; THENCE SOUTH, ON SAID 8TH SECTION LINE AND RIDER'S WEST LINE TO THE RIGHT OF WAY OF C.B. AND Q. RR CO.; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID RAILROAD CO. TO WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF JAMES KENNEDY'S LAND; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KENNEDY'S LAND, TO THE NORTHWEST CORNER OF SAID JAMES KENNEDY'S LAND; THENCE NORTHERLY ALONG THE HIGHWAY TO THE PLACE OF BEGINNING, INCLUDING THE EAST HALF MILE OF HIGHWAY WESTERLY AND BORDERING SAID PREMISES; EXCEPTING FROM THE ABOVE PREMISES TWO LOTS 4 BY 8 RODS EACH IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, HERETOFORE DEEDED TO JOSEPH KENNEDY AND JAMES KENNEDY, SITUATED IN THE TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO COMMONWEALTH EDISON COMPANY BE DEED RECORDED AS DOCUMENT NO. 73-1974, TO THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (FORMERLY CHICAGO, BURLINGTON AND QUINCY) RAILROAD; THENCE SOUTH 74 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2910.45 FEET TO THE SOUTHEAST CORNER OF "REEVES" LAND DESCRIBED IN DEED RECORDED MARCH 13, 1952, AS DOCUMENT #101936; THENCE NORTH 3 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID "REEVES" LAND A DISTANCE OF 12.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE "REEVES" LAND, A DISTANCE 340.18 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE

DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTHERLY TIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.83 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 40 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE OF SAID RAILROAD, A DISTANCE OF 2941.14 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 197.57 FEET TO THE POINT OF BEGINNING; ALL IN KENDALL COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CANNONBALL TRAIL (BEING THE CENTER LINE OF STATE ROUTS 10, SECTION 19-15D) AND A LINE DRAWN PARALLEL WITH AND 80.0 FEET, NORMALLY DISTANT, SOUTHERLY OF "ELIZABETH RIDER'S LAND", THENCE EASTERLY ALONG SAID PARALLEL LINE 239.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 354.96 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY BY WARRANTY DEED RECORDED ON APRIL 21, 1982, IN BOOK 48 OF DEEDS, PAGE 480; THENCE WESTERLY ALONG SAID NORTH LINE, 106.70 FEET TO THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF LANDS CONVEYED TO GEORGE MEWHIRTER BY A WARRANTY DEED RECORDED MAY 1, 1899, IN BOOK 55 OF DEEDS, PAGE 25; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 132.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 190.33 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

TurningPoint Energy
development - advisory - investment

TPE IL KE105, LLC Community Solar Project Decommissioning Plan

TPE IL KE105, LLC has prepared the following plan to fulfill local requirements and assumes that the Project will be constructed in accordance with all permits and approvals.

1.0 Project Description

The TPE IL KE105, LLC Community Solar Project is an approximately 5 MW AC solar farm located on parcel 02-15-126-004, at 15 Cannonball Trail, Bristol, IL 60512 in Kendall County (the "Project"). The Project is to be constructed on approximately 26 acres. The purpose of the Project is the generation of renewable solar electricity. The Project will be interconnected to the Commonwealth Edison ("ComEd") electric distribution grid near the southwest corner of the site, along the BNSF railroad.

The estimated useful Project lifetime is 25-40 years, or more. The following list is a summary of the Project features:

- Approximately 5 MW AC total solar array consisting of silicon solar panels
- Driven post or ground screw foundations and steel and aluminum racking system
- 7' Security fence surrounding the array perimeter
- Inverters and transformers for power conditioning
- Concrete equipment pads for inverter and/or switchgear locations
- Copper and aluminum wire
- Underground conduit at the array location
- Overhead poles and wires from the array location to utility poles
- Gravel access roads
- Metal security gates at array location
- Miscellaneous electrical equipment

2.0 Decommissioning Plan

The Project has an anticipated operation life of 25 to 40 years or longer if maintenance is continued. At the end of operational life of the Project, the Project will be safely dismantled using conventional construction equipment, rather than being demolished or otherwise disposed of. Decommissioning shall include stabilization of the site and the removal of all solar collectors, cabling, electrical components, fencing and any other associated equipment. The Project consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper and plastics. Often, current market salvage values of a Project exceed estimated decommissioning and site restoration expenses.

TPE IL KE105, LLC
Kendall County, IL

2.1 Temporary Erosion Control

Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Project. Control features will be regularly inspected during the decommissioning phase and removed at the end at the process. All decommissioning activities will conform with local and state regulations.

2.2 Material Removal Process

The decommission process will consist of the following general steps:

2.2.1 Project shall be disconnected safely from the power grid and all equipment shall be switched to off position

2.2.2 PV modules shall be disconnected, packaged, and returned to manufacturer or appropriate facility for recycling or resold for use in other projects

2.2.3 Above and underground cabling shall be removed and sent to an appropriate recycling facility

2.2.4 Inverters will be disconnected from modules and shipped intact to an approved electrical equipment recycler

2.2.5 Racking materials shall be dismantled, removed, and recycled off-site at an approved recycler

2.2.6 Fencing will be dismantled, removed, and recycled off-site at an approved recycler

2.2.7 Grade slabs will be broken and removed and disposed of in compliance with local and state regulations

2.2.8 All remaining electrical and support equipment will be dismantled and recycled or disposed of in compliance with local and state regulations

2.2.9 Site access roads will be removed and recycled. Once the road material is removed, the compacted soil beneath and surrounding the access road shall be be scarified to a depth of a minimum 18-inches

2.2.10 The site shall be re-stabilized once all utilities, equipment, and site features have been removed from the site

2.3 PV Module Removal

Solar photovoltaic modules used in the Project are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered hazardous waste. The panels used in the Project will contain silicon, glass, and aluminum, which have value for recycling. Solar panels have a warranty of 20 – 25 years and useful life of 35 – 50 years. The most realistic outcome for solar modules is re-use in other generation

projects. Modules will be sold for re-use or dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site recycler.

2.4 Electric Wire Removal

Electric wire made from copper or aluminum has value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved off-site recycler.

2.5 Electrical Equipment Removal

Inverters, panels, transformers, switchgear and other electrical equipment will be dismantled, packaged, and removed from the site per manufactures specifications for removal, decontamination, disposal or recycling. Any dielectric fluids present in transformer, or other electric equipment will be removed, packaged, and sent to an approved waste facility.

2.6 Racking and Fencing removal

All racking and fencing material will be broken down into manageable units and removed from Project and sent to an approved recycler. All racking posts driven into the ground will be pulled and removed.

2.7 Concrete Slab Removal

Concrete slabs used as equipment pads will be broken and removed. Clean concrete will be crushed and disposed of off-site and or recycled and reused either on or off-site.

2.8 Access Road Removal

Gravel from on-site access roads shall be removed and recycled if requested by the Landowner or Required under an AIMA. Once the gravel is removed, the soil below the gravel and the soil along compacted dirt access roads shall be scarified a depth of 18-inches and blended as noted in the Site Restoration section below.

2.9 Landscaping

Unless required to remain in place by the Land Owner or an AIMA agreement, all vegetative landscaping and screening installed as part of the Project will remain in place. Landscape areas will be restored as noted in the Site Stabilization section below.

2.1 Final Site Walkthrough

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the Project being removed.

2.11 Site Stabilization

Once removal of all project equipment is complete, all areas of the project site that were traversed by vehicles and construction and/or decommission equipment that exhibit compaction and rutting shall be restored. All prior agricultural land shall be ripped at least 18 inches deep or the extent practicable and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drain tile lines or underground utilities may necessitate less ripping depth. Once this is complete, seed will be planted if desired (in consultation with landowners).

3.0 Future Land Use

The site will be restored and reclaimed to approximately the pre-construction condition in conformance with the site lease agreement and the Agricultural Impact Mitigation Agreement (AIMA). It is assumed that the site will be returned to agricultural use after decommissioning, and appropriate measures will be implemented to achieve said use.

4.0 Decommissioning Terms

The Project shall be decommissioned within six(6) months of the end of the Project's operational life. At completion of the decommissioning phase as described in this document, and expiration of the site lease, the land will be returned to the owner in a stabilized condition.

Decommissioning security financing shall be required by the county in order to assure the proper decommissioning of the site and in no instance shall the financial security be less than $1,000 per acre. This security financing should be in the form of an irrevocable letter of credit or cash placed in a county escrow account. The county board may, in its sole discretion, agree to accept security, or a portion thereof, in another form such as a bond or corporate guarantee. The Final decommissioning plan and financial security must be presented to and accepted by the Kendall County Board prior to the issuance of a building permit for the Project. An updated decommissioning plan shall be submitted to the county every three years.