United City of Yorkville

Data Center Developments

Informational Presentation and Status Update

June 10, 2025

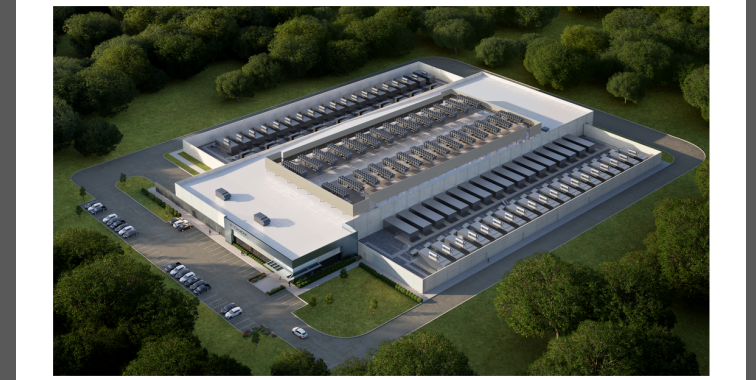# What has changed since May 6th presentation?

- Anything with a yellow bulletpoint/highlight is new information
    - Clarification on the purpose of upcoming meetings, and public notices required by state statute
    - Updated maps of data center properties
    - Updated project renderings of Project Cardinal
    - Non-guaranteed property tax and utility tax estimates created by staff and the Project Cardinal developer
    - The impact of the Meta DeKalb data centers on DeKalb area property taxes
    - Status of City Council discussion on potential revenues and resident impact
    - Clarification on evaporative cooling vs. air cooling and water use
    - ComEd's summer energy price increases
    - "I live 400 yards from Mark Zuckerberg's massive data center" video response

Overview

- The Basics
  - What is a data center?
  - Why are data centers needed?
  - Why Yorkville?

- The Specifics
  - Overview of current projects
  - Electrical Utility Tax Revenue
  - Property Tax Revenue
  - Resident Concerns, with assistance from Loudoun County, Virginia
    - Power Supply and Electrical Rates
    - Aesthetics of power lines
    - Noise
    - Proximity to existing homes
    - Water Use
    - Construction Issues
    - Cost of Infrastructure Improvements

The Basics

- ## What is a data center?
  - At its simplest, a data center is a physical facility that organizations use to house their critical applications and data. A data center's design is based on a network of computing and storage resources that enable the delivery of shared applications and data. The key components of a data center design include routers, switches, firewalls, storage systems, servers, and application-delivery controllers.
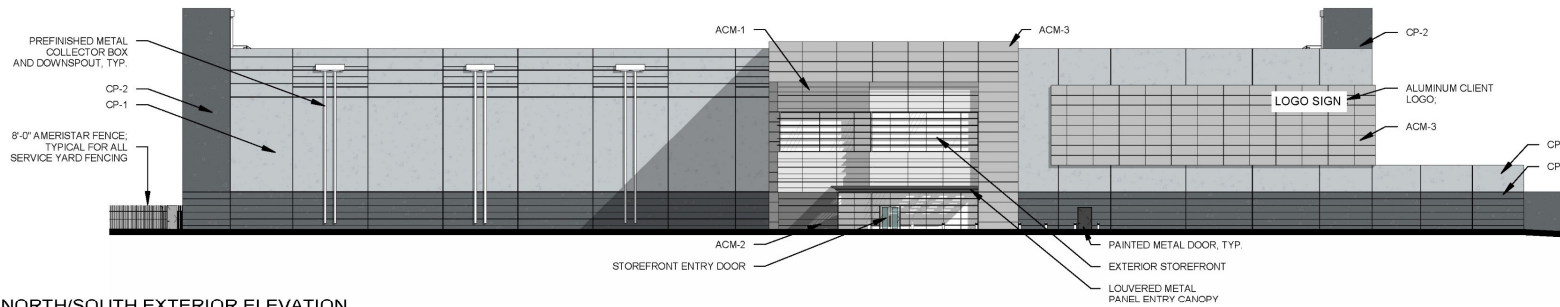
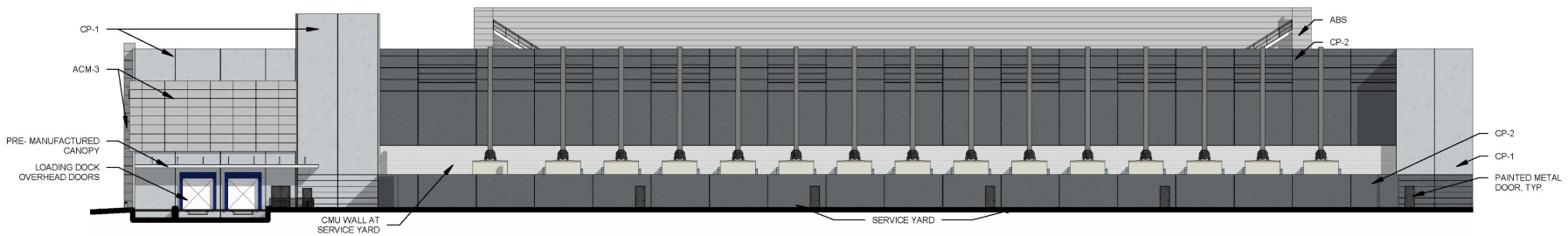- Source - https://www.cisco.com/c/en/us/solutions/data-center-virtualization/what-is-a-data-center.html

Project Steel rendering

March 31, 2025

PREFINISHED METAL
COLLECTOR BOX
AND DOWNSPOUT, TYP.

CP-2
CP-1

8'-0" AMERISTAR FENCE;
TYPICAL FOR ALL
SERVICE YARD FENCING

ACM-1
ACM-3
CP-2

LOGO SIGN

ALUMINUM CLIENT
LOGO;

ACM-3

CP-1
CP-2

ACM-2
STOREFRONT ENTRY DOOR

PAINTED METAL DOOR, TYP.
EXTERIOR STOREFRONT
LOUVERED METAL
PANEL ENTRY CANOPY

2 NORTH/SOUTH EXTERIOR ELEVATION

Cyrus One rendering

May 2024

CP-1

ACM-3

PRE- MANUFACTURED
CANOPY

LOADING DOCK
OVERHEAD DOORS

CMU WALL AT
SERVICE YARD

SERVICE YARD

ABS
CP-2

CP-2
CP-1
PAINTED METAL
DOOR, TYP.

1 EAST/WEST EXTERIOR ELEVATION

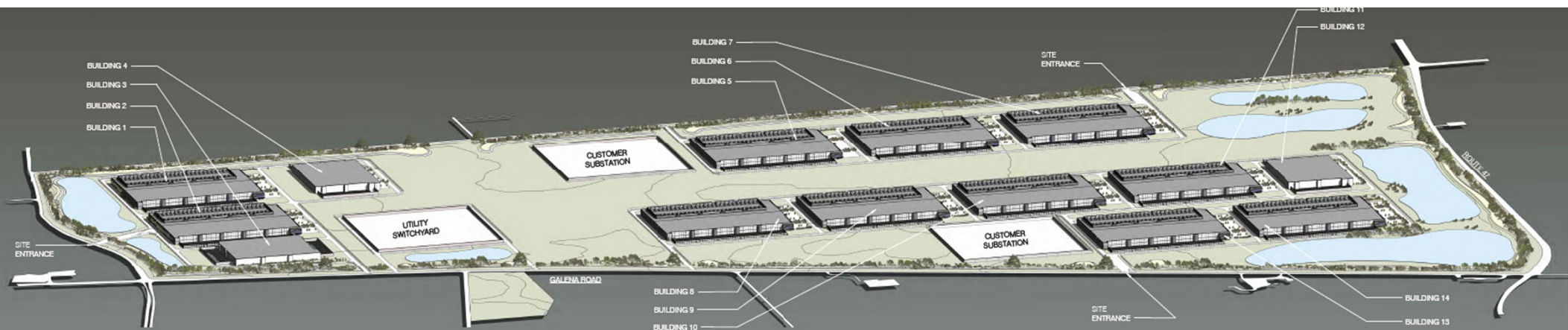| **CP-1 | TILT-UP CONCRETE PANEL** PAINTED SHERWIN WILLIAMS SW 7075 WEB GRAY ELASTOMERIC COATED | **CP-2 | TILT-UP CONCRETE PANEL** PAINTED BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR ELASTOMERIC COATED | **ACM-1 | ALPOLIC COMPOSITE METAL PANEL** MITSUBISHI CHEMICAL COMPOSITES MICA MNC CLEAR | **ACM-2 | ALPOLIC COMPOSITE METAL PANEL** MITSUBISHI CHEMICAL COMPOSITES MZG MICA GREY | **ACM-3 | ALPOLIC COMPOSITE METAL PANEL** MITSUBISHI CHEMICAL COMPOSITES PEX PEWTER METALLIC | **ABS | ACOUSTIC BARRIER SCREEN WALL** |

BUILDING 11
BUILDING 12

BUILDING 7
BUILDING 6
BUILDING 5

SITE ENTRANCE

BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1

CUSTOMER SUBSTATION

ROUTE 47

UTILITY SWITCHYARD

CUSTOMER SUBSTATION

SITE ENTRANCE

GALENA ROAD

BUILDING 8
BUILDING 9
BUILDING 10

SITE ENTRANCE

BUILDING 14
BUILDING 13

Project Cardinal renderings

May 16, 2025

METAL SCUPPER AND LEADER
PRECAST CONCRETE
PRECAST CONCRETE EQUIPMENT SCREEN WALL
GLAZING
T.O. ROOF

INSULATED METAL PANEL

ROOFTOP MECHANICAL EQUIPMENT SCREEN WALL
PARAPET

INSULATED METAL PANEL
GLAZING
METAL CANOPY
T.O. SCREEN
T.O. ROOF 55' - 0"
SECOND FLOOR

ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY   INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY   GLAZING   PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

SOUTH ELEVATION
EXTERNAL FACING

BURNS McDONNELL.   MH Margulies Hoelzli Architecture   O²

The Basics

- Why are data centers needed?

Data centers are essential for several reasons, as they provide the infrastructure needed to store, process, and manage data on a large scale. Here's why they're important:

1. **Data Storage and Management**: Data centers house vast amounts of data from businesses, organizations, and individuals. With the growing amount of data generated daily (from emails, transactions, social media, IoT devices, etc.), data centers are necessary to store and organize this data securely and efficiently.

2. **Reliability and Redundancy**: Data centers are designed with backup systems (e.g., power generators, uninterruptible power supplies) and redundancy features (e.g., duplicate servers, network connections) to ensure high availability and prevent data loss. This helps ensure that services like cloud computing, online services, and websites remain accessible even if a failure occurs.

3. **High-Performance Computing**: For businesses that require heavy computing power (e.g., AI, machine learning, and big data processing), data centers provide the hardware, software, and infrastructure to support these operations at scale.

4. **Security**: Data centers are equipped with physical and digital security measures to protect sensitive data. These include surveillance, firewalls, encryption, and strict access controls to prevent unauthorized access or data breaches.

5. **Cloud Services**: Many modern services, such as cloud computing (e.g., AWS, Microsoft Azure, Google Cloud), rely on data centers to deliver computing resources over the internet. These data centers provide the backbone for everything from hosting websites and applications to enabling virtual storage and computing for users worldwide.

6. **Scalability**: Data centers allow companies to scale their infrastructure as needed. Whether adding more storage, processing power, or bandwidth, data centers offer a flexible environment to accommodate growing demands without the need for businesses to invest in building their own infrastructure.

7. **Cost Efficiency**: By centralizing infrastructure in data centers, companies can reduce the costs associated with building and maintaining their own IT facilities. Additionally, data centers often provide economies of scale, which allows companies to share resources and reduce operational costs.

- In essence, data centers are vital for supporting the vast array of digital services and applications that modern businesses and consumers rely on every day. They ensure that data is stored safely, processed quickly, and delivered reliably to users across the globe.

The Basics

The source of information on the prior slide:

Chatgpt.com

The Basics

- Why are data centers needed?
  - Major worldwide investment in artificial intelligence (AI) with the hopes of eventually creating artificial general intelligence (AGI)
  - Everything is a computer, creating data which needs to be stored

The Basics

- Why Yorkville? According to industry sources:
  - Data centers are running into power supply limitations in other states and Illinois is well positioned for future energy supply growth

  - Yorkville has thousands of acres of undeveloped land around one of the larger ComEd substations in the region
    - Open land in and around the substation allows easy expansion

  - Yorkville has a proposed HVDC converter facility called SooGreen, adjacent to the ComEd substation
    - SooGreen will provide more than 2 gigawatts of power, roughly the capacity of a nuclear power plant in the size of a modest utility building

  - Illinois has a Data Center Investment Program, providing state level incentives that are competitive throughout the Country

The Basics

- Why should we allow them in Yorkville?
  - They are high tax revenue generating developments that have minimal impact on municipal and school district services
  - While job creation is often less in quantity than similar sized manufacturing developments, the jobs created are often higher paying than the median wage for full time employee in the same county
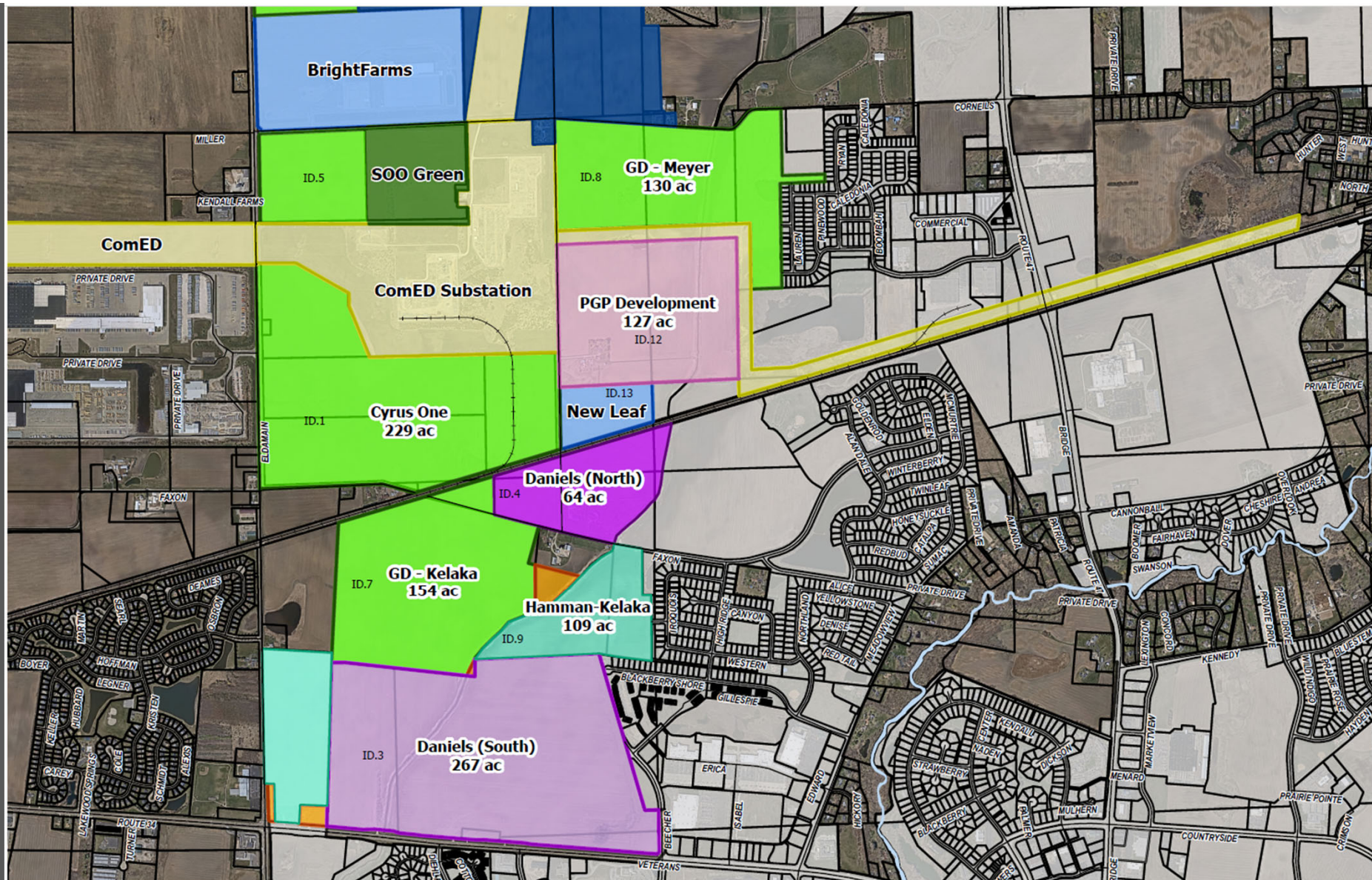
The Specifics

| Id	Development Name	Status	Acres
1	Cyrus One	Approved (PUD)	229
2	Project Steel	Applied (Annex & Rezone)	557
3	Daniels (South)	Approved (Annex & Rezone)	267
4	Daniels (North)	Applied (Annex & Rezone)	64
5	GD - 50 Acres	Approved (Annex & Zoned)	50
6	GD - Hagemann	Approved (Annex & Rezone)	138
7	GD - Kelaka	Approved (Annex & Rezone)	154
8	GD - Meyer	Not Applied	130
9	Hamman-Kelaka	Applied (Annex & Rezone)	109
11	Project Cardinal	Applied (Annex & Rezone)	1048
12	PGP Development	Not Applied	127

Total Acreage= 2,873
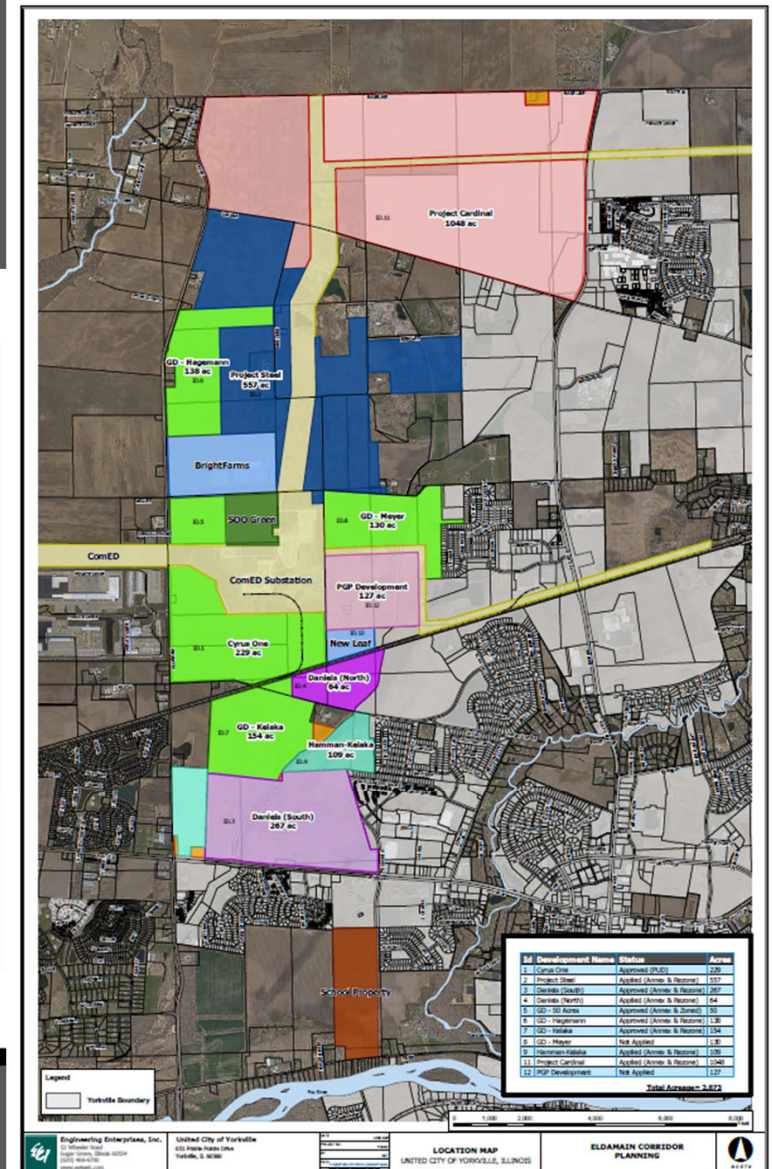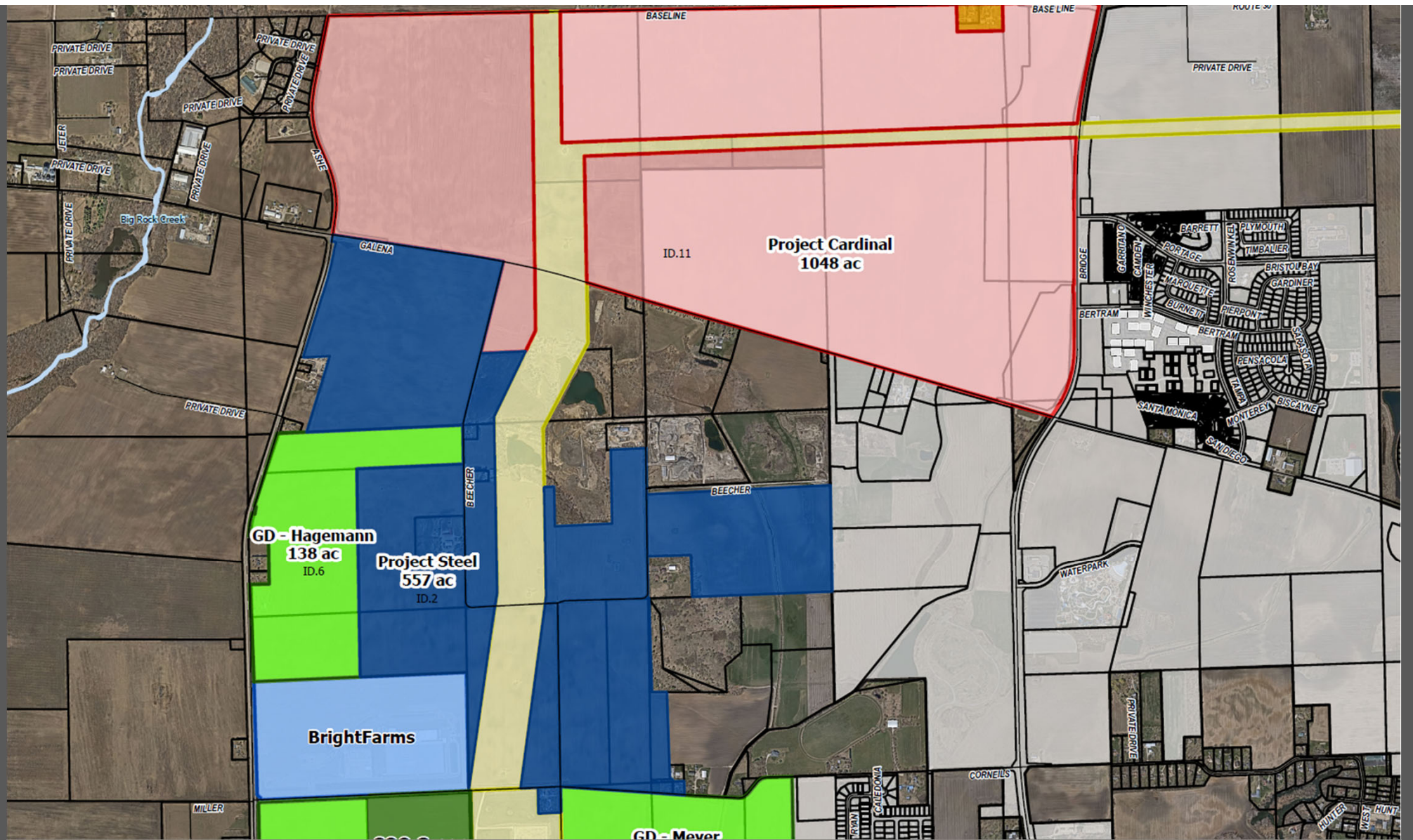
The Specifics
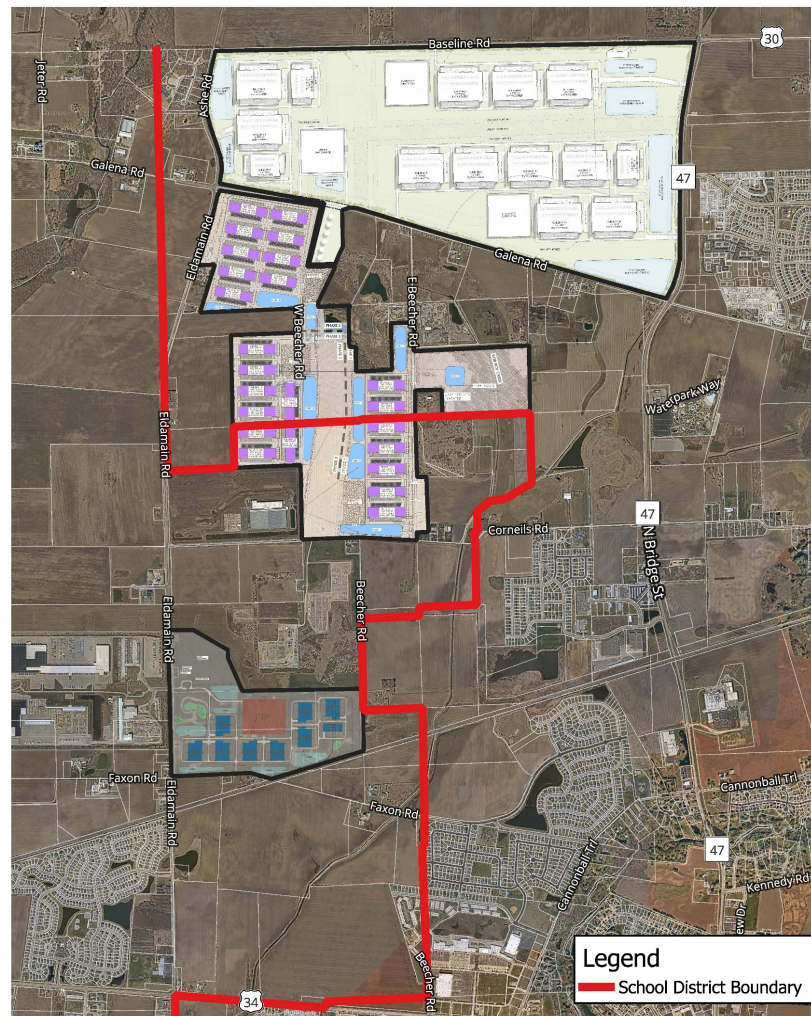
DATA CENTER / SCHOOL DISTRICT

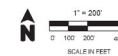United City of Yorkville, Illinois
Date: April 30, 2025
Data: Kendall County

Legend
▬▬ School District Boundary

The Specifics

CYRUS ONE PRELIMINARY PLAN
Yorkville, Illinois
06-06-2024 / 023-06943

The Specifics

The Specifics

- Overview of current projects

    - Project Cardinal / Pioneer Development
        - On tonight's City Council agenda for public hearing for the annexation agreement
            - Public notice is required in the newspaper and the City website by state law
                - No resident mailers are required
            - Developer is present at tonight's meeting and will make a presentation and answer questions from the public and the City Council
            - Public hearing is expected to be closed at the end of all comments and questions

The Specifics

- Overview of current projects

    - Project Cardinal / Pioneer Development
        - On Wednesday, June 11 Planning and Zoning Commission (PZC) agenda for public hearing on the rezoning, special use/PUD, and preliminary PUD plan
            - Public notice is required in the newspaper, on the City website, and residents within 500 feet of the development will receive a direct mailer about the public hearing
                - Direct mailers to residents are required to be sent between 15 and 30 days from the hearing
                    - Direct mailers were sent in mid-to-late May
                    - Required June 3 Economic Development Committee (EDC) meeting was cancelled due to lack of quorum (aldermen had family conflicts or work emergencies the day of the meeting)
                    - EDC meeting must occur prior to PZC vote on the rezoning, special use / PUD, and preliminary PUD plan
                    - Results in PZC hearing delay as outlined in the next bulletpoint
        - PZC hearing will be opened at the June 11th PZC meeting and continued to the July 9th PZC meeting
            - Developer will not be present at the meeting and will not present information about the project on June 11. PZC members and staff *may* listen to resident comments and questions (discretion of the chairman).
            - Developer will be present at July 9th PZC meeting and will make a full presentation and answer questions from the public and the PZC members.

The Specifics

- Overview of current projects

  - Project Steel / Prologis
    - On the June 24th City Council agenda for public hearing for the annexation agreement
      - Public notice is required in the newspaper and the City website by state law
        - No resident mailers are required
      - Developer is expected to be present at the June 24th meeting and will make a presentation and answer questions from the public and the City Council
      - Public hearing is expected to be closed at the end of all comments and questions

The Specifics

- Overview of current projects

  - Project Steel / Prologis
    - On Wednesday, July 9 Planning and Zoning Commission (PZC) agenda for public hearing on the rezoning, special use/PUD, and preliminary PUD plan
      - Public notice is required in the newspaper, on the City website, and residents within 500 feet of the development will receive a direct mailer about the public hearing
        - Direct mailers to residents are required to be sent between 15 and 30 days from the hearing
      - Developer is expected to be present at the July 9 meeting and will make a presentation and answer questions from the public and the Planning and Zoning Commission
      - PZC public hearing is expected to be closed at the end of all comments and questions

The Specifics

- Electrical Utility Taxes
  - Data centers use power, which is taxed by the community on a per kilowatt hour basis and the tax revenue benefits Yorkville property tax owners
    - City Code Section 3-2-4-B.c.
    - Each Cyrus One data center will generate between $500,000 and $1,000,000 annually in electrical utility taxes
      - There are 9 buildings of around 333,333 square feet per building in Cyrus One
      - At full build out, we expect the Cyrus One development to generate between $4,500,000 and $9,000,000 annually in utility taxes
        - $1.50 to $3.00 in utility taxes per square foot

The Specifics

- Electrical Utility Taxes

  - Early staff and developer high-end, non-guaranteed utility tax estimates for Project Cardinal is that each data center building could generate as much as $7.3m annually, for a total annual revenue to the City of around $100m annually at full build out
    - Developer has cautioned that these figures are before any possible state or local incentives
      - City has not agreed to any incentives at this time

  - The entire City currently generates $750,000 annually in utility taxes
  - The City's general fund budget (core operations) is ~$26,000,000 in FY 26

The Specifics

- Property Taxes
  - Data Centers pay normal property taxes, despite generating no school students
    - META Data Centers in DeKalb with 3 buildings of around 1m square feet per building and 3m square feet total is currently faced with a post-local-incentive tax bill of ~$31,000,000
      - Pre-incentive
        - The META property tax bill would be ~$68,000,000
        - As an illustration, the Yorkville School District is 71% of the property tax bill and would receive ~$48,000,000 if the META project was in Yorkville
        - As a comparison, all Yorkville School District taxpayers pay $80,000,000 in property taxes annually

    - META in DeKalb = 227 acres of data centers housing ~3,000,000 square feet
    - Cyrus One in Yorkville City but Plano School District = 230 acres of data centers housing ~3,000,000 square feet

The Specifics

Project Name	County	General Location	Acreage	Buildings	Total Building Square Feet	EAV	Annual Tax Bill
Project Cardinal Yorkville	Kendall	47 and Galena, Yorkville IL	1048	14 buildings @ 1.2m sf each	17,000,000	TBD	$ 62,040,000
Project Steel Yorkville	Kendall	Eldamain and Galena, Yorkville IL	557	18 buildings @ 379,000 sf each	6,822,000	TBD	TBD
Cyrus One Yorkville	Kendall	Eldamain and Corneils, Yorkville IL	230	9 buildings @ 333,000 sf each	3,000,000	TBD	TBD
META DeKalb*	DeKalb	Gurler Rd and Peace Rd, DeKalb, IL	227	3 Buildings @ 1m sf each	3,000,000	$ 531,000,000	$ 68,000,000
Equinix Elk Grove Village	Cook	Lund and Busse, Elk Grove Village IL	8	150,000 sf	150,000	$ 37,000,000	$ 8,000,000
Cyrus One Aurora	DuPage	Eola and Diehl, Aurora IL	41	1 bldg @ 466k sf, 1 bldg @ 170k sf	636,000	$ 19,000,000	$ 1,400,000
CenterSquare Lisle	DuPage	Yeader and Western, Lisle IL	15	363,000 sf	363,000	$ 10,100,000	$ 734,000
Element Wood Dale	DuPage	Edgewood and Balm, Wood Dale IL	5	100,000 sf	100,000	$ 3,000,000	$ 216,000
Databridge Aurora	DuPage	Meridien Parkway, Aurora IL	5	80,000 sf	80,000	$ 1,800,000	$ 140,000
* Project has a 55% property tax abatement. Figures shown are gross (i.e. before the incentive is applied)							

The Specifics

Tax Year	DeKalb Tax Rate per $100 EAV	% Change	DeKalb Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2019	11.7346		$95,343		$11,188			
2020	11.4993	-2%	$99,488	4%	$11,440	$252	2%	2%
2021	11.0639	-4%	$101,197	2%	$11,196	-$244	-2%	0%
2022	10.1116	-9%	$108,293	7%	$10,950	-$246	-2%	-2%
2023	9.4128	-7%	$119,185	10%	$11,219	$269	2%	0%
2024	7.9669	-15%	$136,575	15%	$10,881	-$338	-3%	-3%

Year	DeKalb Tax Rate per $100 EAV	% Change	DeKalb Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2019	11.7346		$95,343		$11,188			
2020	11.4993	-2%	$99,157	4%	$11,402	$214	2%	2%
2021	11.0639	-4%	$103,123	4%	$11,409	$7	0%	2%
2022	10.1116	-9%	$107,248	4%	$10,844	-$565	-5%	-3%
2023	9.4128	-7%	$111,538	4%	$10,499	-$346	-3%	-6%
2024	7.9669	-15%	$115,999	4%	$9,242	-$1,257	-12%	-18%

The Specifics

Year	Yorkville Tax Rate per $100 EAV	% Change	Yorkville Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2019	10.0575		$80,767		$8,123			
2020	9.8485	-2%	$83,370	3%	$8,211	$88	1%	1%
2021	9.7175	-1%	$86,284	3%	$8,385	$174	2%	3%
2022	9.4879	-2%	$92,811	8%	$8,806	$421	5%	8%
2023	8.9056	-6%	$102,840	11%	$9,158	$353	4%	12%
2024	8.1217	-9%	$112,526	9%	$9,139	-$19	0%	12%

Year	Yorkville Tax Rate per $100 EAV	% Change	Yorkville Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2019	10.0575		$80,767		$8,123			
2020	9.8485	-2%	$83,998	4%	$8,273	$149	2%	2%
2021	9.7175	-1%	$87,358	4%	$8,489	$216	3%	4%
2022	9.4879	-2%	$90,852	4%	$8,620	$131	2%	6%
2023	8.9056	-6%	$94,486	4%	$8,415	-$205	-2%	4%
2024	8.1217	-9%	$98,265	4%	$7,981	-$434	-5%	-2%

The Specifics

Tax Year	United City of Yorkville Tax Rate per $100 EAV	% Change	Yorkville Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2011	0.7046		$69,534		$490			
2012	0.7490	6%	$61,886	-11%	$464	-$26	-5%	-5%
2013	0.7738	3%	$57,559	-7%	$445	-$18	-4%	-9%
2014	0.7581	-2%	$57,559	0%	$436	-$9	-2%	-11%
2015	0.7361	-3%	$60,269	5%	$444	$7	2%	-10%
2016	0.6795	-8%	$65,726	9%	$447	$3	1%	-9%
2017	0.6471	-5%	$71,001	8%	$459	$13	3%	-6%
2018	0.6242	-4%	$76,720	8%	$479	$19	4%	-2%
2019	0.6029	-3%	$80,767	5%	$487	$8	2%	0%
2020	0.5880	-2%	$83,370	3%	$490	$3	1%	0%
2021	0.5710	-3%	$86,284	3%	$493	$2	1%	1%
2022	0.5377	-6%	$92,811	8%	$499	$6	1%	2%
2023	0.4921	-8%	$102,840	11%	$506	$7	1%	4%
2024	0.4415	-10%	$112,526	9%	$497	-$9	-2%	2%

The Specifics

Tax Year	United City of Yorkville Tax Rate per $100 EAV	% Change	Yorkville Sample EAV	% Change	Taxes	$ Change	% Change	Cumulative Change
2011	0.7046		$70,000		$493			
2012	0.7490	6%	$72,800	4%	$545	$52	11%	11%
2013	0.7738	3%	$75,712	4%	$586	$41	7%	18%
2014	0.7581	-2%	$78,740	4%	$597	$11	2%	20%
2015	0.7361	-3%	$81,890	4%	$603	$6	1%	21%
2016	0.6795	-8%	$85,166	4%	$579	-$24	-4%	17%
2017	0.6471	-5%	$88,572	4%	$573	-$6	-1%	16%
2018	0.6242	-4%	$92,115	4%	$575	$2	0%	16%
2019	0.6029	-3%	$95,800	4%	$578	$3	0%	17%
2020	0.5880	-2%	$99,632	4%	$586	$8	1%	18%
2021	0.5710	-3%	$103,617	4%	$592	$6	1%	19%
2022	0.5377	-6%	$107,762	4%	$579	-$12	-2%	17%
2023	0.4921	-8%	$112,072	4%	$552	-$28	-5%	12%
2024	0.4415	-10%	$116,555	4%	$515	-$37	-7%	6%

The Specifics

- Caveats to the prior slides
    - In Illinois, you cannot eliminate property taxes on residents and keep them on data centers (tax rate must be applied to all property, and amounts paid depend on value of property)
    - Yorkville could take the windfall from data center revenues and reduce other tax burdens like the food and beverage tax or water rates accompanying the Lake Michigan project, which has an annual debt burden of more than $10m in future years
    - Reiterating, data center buildings will be built 1-2 at a time for each development, with some developments taking 20 years to build out
        - Will AI investments continue at current pace, if no AI companies are making money?

The Specifics

- How would the revenue impact residents?
    - DeKalb has shown property tax reductions – in 2-3 years, ~3% to 18% of the entire property tax bill has been reduced
    - Reduce non-home rule sales taxes? Total annual revenue is $4.3m
    - Free garbage service? Total annual cost is $2m
    - Eliminate Road Infrastructure Fee? Total annual revenue is $1m
    - Reduce water rates? Total annual water sales is currently $8m, but will increase to $16m annually in 2030 due to Lake Michigan water source project
    - Eliminate City sewer maintenance fees? Total annual revenue is $2m
    - Downtown Riverwalk? ~$10m one time cost
    - Bike paths to and from every subdivision in town? No cost estimate
    - New regional and neighborhood parks? No cost estimate

The Specifics

- Resident concerns, according to Loudoun County, Virginia staff
  - Lack of power supply for new development (ComEd issue in Illinois)
  - Noise of data centers
    - Multiple generators per building, used when power goes out in the area and semi-regular testing
    - Chillers and other mechanical equipment outside of the building has tonal noise during normal operations, and can have non-tonal noise when a chiller or other piece of rooftop equipment goes bad
  - Aesthetic complaints of new power lines
    - Loudoun County is heavily developed, and has data center buildings squeezing into vacant land next to residential homes

The Specifics

- How will Yorkville address expected resident concerns?
  - Power supply issues are entirely handled by ComEd – City has no say or oversight
  - Aesthetic/power line issues are likely to be a non-factor – the City already has high tension and high-capacity power lines near Baseline and Route 47 heading west through the Project Cardinal site, and then south to the ComEd substation near Bright Farms and Cyrus One
    - ComEd staff have opined that any future power lines in the region would be in the existing ComEd easement footprint, or if not in the existing easements, would be a lower intensity / lower capacity line than what we currently see

The Specifics

- How will Yorkville address expected resident concerns?
  - Noise
    - The City has engaged a national engineering firm (Soundscape Engineering) that specializes in acoustics, noise, and vibration control, and has worked on data center projects
      - Soundscape Engineering is providing guidance on the project before the City Council considers it
        - Distance restrictions to residential homes
        - Site specific recommendations on how each project is oriented
          - Best to put generators and chillers on the ground on the opposite side of a building from residents or on the rooftop with mufflers, screening, and other mitigating equipment, if necessary
        - Assistance with ongoing monitoring of a project during development
        - Post-development sound reports

The Specifics

- How will Yorkville address expected resident concerns?
  - Noise
    - The City has a comprehensive noise ordinance that protects public health
    - Daytime noise must be kept under 60 dbA (normal conversational voice) and nighttime noise must be kept under 50 dbA (home refrigerator noise)
    - There are 10 dbA penalties to those limits for tonal noise (i.e. limit of 50 dbA daytime / 40 dbA nighttime)
    - City is requiring each data center development to adhere to those standards, and model it prior to a City Council final vote
    - Route 47 noise
      - IDOT conducted a noise study between 2011 and 2019 that studied impact of expanding Route 47 to four lanes
      - Study showed then-current sound levels were between 56 and 68 dbA for noise receptors stationed between 82 feet and 509 feet away from Route 47
      - Study projected that sound levels in 2040, post roadway expansion, would be between 50 dbA and 70 dbA

The Specifics

- Other concerns
    - Proximity of buildings to residential subdivisions
        - City Council guidelines that:
            - No building shall be closer than ~500 feet to the nearest residential subdivision property line
            - No building shall exceed ~70 feet in height within 1,500 feet of the nearest subdivision property line
            - There shall be a 100-foot-wide landscaped buffer adjacent to neighborhoods, with some areas also receiving an 8' tall berm within that buffer
            - Enhanced building facades that will be viewable from public rights of way or neighborhoods

The Specifics

- Other concerns
  - Water use
    - No evaporative cooling data centers
      - Minooka's proposed Equinix Data Center on 340 acres is proposing to be an evaporative cooling data center with daily usage around 3 million gallons on average
      - Yorkville's entire daily water usage is currently between 2 – 2.5 million gallons a day
      - Yorkville's Cyrus One data center project on 230 acres is an "air cooled" data center certified for 750,000 gallons per day, but exact usage is expected to be around 90,000 gallons per day
        - Cyrus One has their own commitments to sustainable water use, including a "net positive water strategy"
      - Yorkville is strictly limiting water allocation to Project Cardinal and Project Steel, resulting in daily water use that will be LESS THAN a normal subdivision on the same properties
        - Project Cardinal is currently planning to use closed loop air chillers, which have a much lower sound profile than other chillers and can be installed fully indoors

The Specifics

- Other concerns
  - Water use
    - Cyrus One, expected around 90,000 gallons per day (393 gallons per acre)
    - Project Steel / Prologis, expected around 130,000 gallons per day (236 gallons per acre)
    - Project Cardinal, expected around 350,000 gallons per day (333 gallons per acre)

    - Typical Residential Subdivision
      - Houses per acre –   2.8
      - People per household -   2.9
      - <u>Gallons per person per day -   75</u>
        - Gallons Per Acre Per Day -   609

The Specifics

- Other concerns
  - Construction phasing
    - Data Centers are massive developments, fueled by interest in data storage and AI, but what happens if that all changes?
      - Yorkville is recommending Project Steel and Project Cardinal to build as far away from Yorkville residential neighborhoods as possible, first, and then allowing them to build closest to neighborhoods last
      - This will have the impact of protecting developable land near neighborhoods for as long as possible, in case data center interest wanes in the future
      - This will mitigate construction noise and issues from existing neighborhoods for as long as possible

The Specifics

- Other concerns
  - Cost of infrastructure improvements
    - Water and sewer
      - Yorkville mandated the Cyrus One development to pay for all costs of water and sewer infrastructure extensions before the infrastructure projects were started
      - Estimated cost at the time of development approval was $11m, exact costs came in around $8m
      - Yorkville is requiring all other data centers to pay for the cost of water and sewer infrastructure extensions up front
    - Roadways
      - Yorkville will require a traffic study complete with construction traffic plan and permanent access plan
        - Plans will be reviewed by Kendall County and the State (IDOT), as needed
      - Yorkville has general development rules that require developments to improve all roadways adjacent to the development, according to the traffic generated from the development
        - Roadway work might be mandated before construction begins, or may be phased
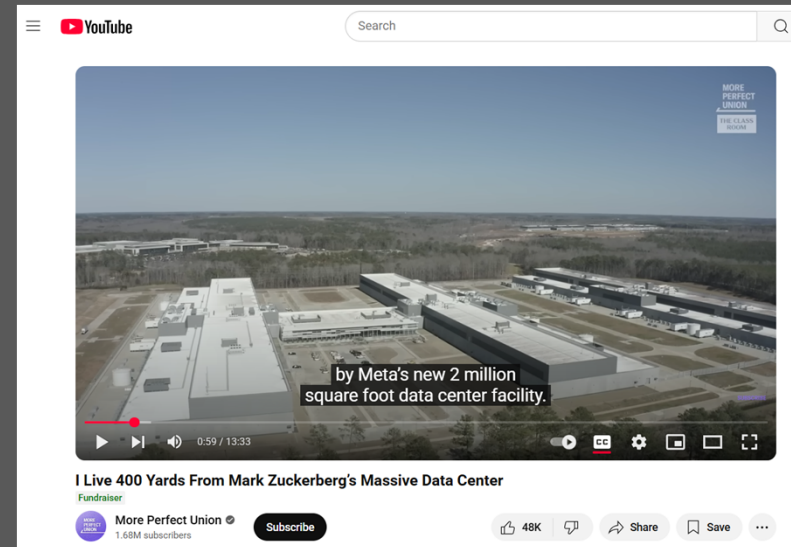
The Specifics

- Other concerns
  - Cost of infrastructure improvements
    - Electrical system upgrades
      - ComEd segregates commercial/industrial rate payers from residential, so all system improvements should be borne by the developers themselves, or built into a commercial/industrial rate
      - Power generation concerns (not ComEd) are spread out among 13 states in the PJM Interconnection organization, so the Yorkville area power generation costs may be spread out among the country
        - Tax revenues will still be locally captured
      - ComEd summer energy supply rate increase is expected hit residential bills by an average of a 10% increase, representing an additional ~$10 per month per household
        - *One* stated reason for the price increase is increased demand, from data center users among other users
        - Tax revenues will still be locally captured and expected to exceed any electrical bill increase

The Specifics

- Other concerns

 - https://www.youtube.com/watch?app=desktop&v=DGjj7wDYaiI

  - Concern in video – data centers will harm private water wells
    - Yorkville is in the process of moving to a Lake Michigan water source in 2028 (away from current deep aquifer wells), so it is unlikely any data centers will be operational in Yorkville while we're still using our current deep aquifer sources.
  - Concern in video – data center developer utilized blasting on site
    - Not allowed in Yorkville, and likely not needed due to soil conditions
  - Concern in video – decimation of existing trees and tree cover
    - Site is currently farmland with almost no trees. Yorkville is requiring a fully landscaped perimeter with an 8' tall berm. Any buildings viewable from public right of way (through the berms and the landscaping) will have increased façade standards.

The Specifics

- Other concerns
  - https://www.youtube.com/watch?app=desktop&v=DGjj7wDYaiI

  - Concern in video – light pollution at night
    - City has a comprehensive ordinance restricting light spillover from developments. City will review a photometric (light) plan prior to construction.
  - Concern in video – Georgia power bills are increasing due to data centers
    - Illinois and ComEd are requiring upfront studies to secure power supplies. Data centers will be expected to pay for the electrical system improvements upfront, or they will have a reasonably certain guarantee that they'll offset the costs of the improvements through rate increases that will apply to industrial and commercial users only. Finally, any increased supply costs that impact residents will be offset by utility taxes and property taxes paid to local governments, with benefits expected for local taxpayers.
  - Concern in video – nighttime construction
    - City prohibits construction between 7pm and 7am and all day on Sunday. We have not had any complaints from neighbors to our current residential and commercial (Costco) development projects in town.
  - Concern in video – Fayetteville City Council's approval process
    - Yorkville City Council has asked the staff to address resident concerns and questions as they come up. We have a project page for each development on our website here - https://www.yorkville.il.us/.../Project-Cardinal-Data... and here - https://www.yorkville.il.us/.../Project-Steel-Data-Center.... Plans for each development and a tentative schedule of meeting dates is included there for your use.

I Live 400 Yards From Mark Zuckerberg's Massive Data Center
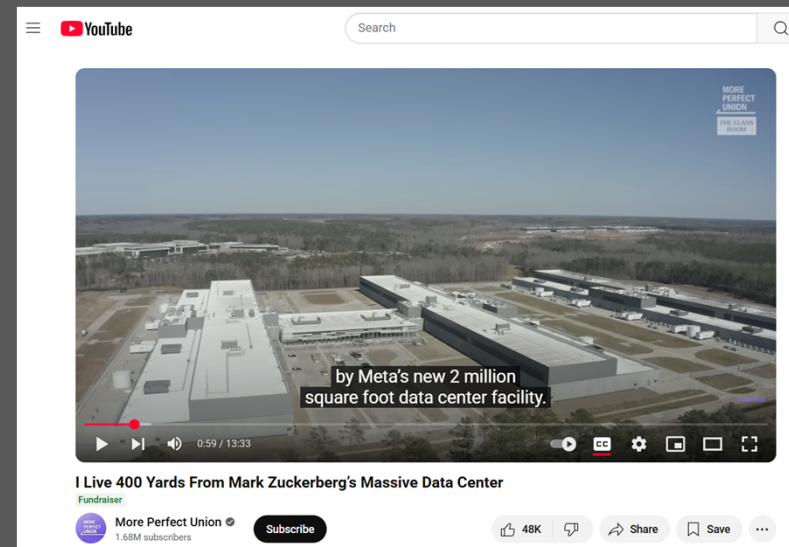
How can you participate?

- Multiple projects will have multiple meetings over the next few months – all will be open to the public and some will be dedicated public hearings as required by Illinois laws

- Project Cardinal - https://www.yorkville.il.us/906/Project-Cardinal-Data-Center-Campus-Anne

- Project Steel - https://www.yorkville.il.us/905/Project-Steel-Data-Center-Campus-Annex-R

How can you participate?

- Contact staff with any questions
  - Bart Olson, City Administrator – bolson@yorkville.il.us
  - Krysti Barksdale-Noble, Community Development Director – knoble@yorkville.il.us

- Elected officials contact information - https://www.yorkville.il.us/320/City-Council

- Come to a meeting in person or remotely and speak under Citizen Comments

- Don't want to come to a meeting? You can provide written comment that the City Clerk will enter into the public record for each meeting by emailing Jori Behland at jbehland@yorkville.il.us