

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
651 PRAIRIE POINTE DRIVE ON  
TUESDAY, JUNE 10, 2025**

Mayor Purcell called the meeting to order at 7:03 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Corneils	Absent
	Hyett	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief Jensen, Attorney Orr, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/89635902238?pwd=0nbHN1o8kU7YmpsF90bYuYE51ajRW7.1>.

The Zoom meeting ID was 896 3590 2238.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

Mayor Purcell shared that he would take citizen comments prior to the data center presentation.

**CITIZEN COMMENTS**

Nina Swistara, a resident of Yorkville, shared that her house was recently shot at by people outside the city limits while her family was inside. She reported that this is a problem happening throughout Yorkville. Nina has started collecting signatures and now has over 500. She said Kendall County has not exercised its authority. She wants help in supporting this change in the unincorporated area.

**PRESENTATIONS**

**Data Center Presentation**

City Administrator Olson presented on the City's current data center developments. He informed the Council that this was an informational presentation and status update on the projects. He noted that there have been some updates since he gave this presentation at the Economic Development Committee meeting. (*see attached presentation*)

**PUBLIC HEARINGS**

1. Project Cardinal – Pioneer (Data Center) - Annexation Agreement

Please see the attached transcript from the court reporter regarding the public hearing portion of the meeting.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – May 27, 2025
2. Bill Payments for Approval
  - \$ 323,502.78 (vendors – FY 25)
  - \$ 729,642.28 (vendors – FY 26)

\$ 280,730.29 (wire payments)  
\$ 449,914.18 (payroll period ending 05/23/25)  
\$ 1,783,789.53 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,  
Marek-aye, Hyett-aye, Koch-aye

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**REPORTS**

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**MAYOR’S REPORT**

**Resolution 2025-76**

**Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements**  
(CC 2025-47)

Mayor Purcell entertained a motion to approve a Resolution Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements and authorize the Mayor and City Clerk to Execute. So moved by Alderman Plocher; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-6 Nays-1  
Funkhouser-aye, Transier-aye, Soling-nay, Marek-aye,  
Hyett-aye, Koch-aye, Plocher-aye

**Water Bill Adjustment – Yorkville High School Irrigation Meter**  
(CC 2025-48)

Mayor Purcell entertained a motion to approve an adjustment to the Yorkville Community Unit School District’s water bill, reducing the total due from \$26,460.70 to \$2,568.00, as a one-time grant consistent with the provisions of 65 ILCS 5/8-1-2.5, and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,  
Koch-aye, Plocher-aye, Funkhouser-aye

**Ordinance 2025-50**

**Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC**  
(CC 2025-49)

Mayor Purcell entertained a motion to approve an Ordinance Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Soling-aye, Marek-aye, Hyett -aye, Koch-aye,  
Plocher-aye, Funkhouser-aye, Transier-aye

**Proposed School Transition Fee Schedule for Residential Development – Yorkville Community School District #115 – First Reading**  
(CC 2025-50)

City Administrator Olson reported that the fee recently approved by the Council for the school transition was \$5,000 per dwelling unit. The school is now requesting that the fee be increased to \$7,000 for a single-family house, \$5,000 for an attached unit, and no fee for developments restricted to residents aged 55 and older. Kreg Wesley, Assistant Superintendent of Business Services at the School District, shared that they finalized a comprehensive study. This increase in fees is due to enrollment growth resulting from new housing developments. The school district needs to expand its facilities, upgrade technology, and increase staff. He explained that the proposed fees are based on updated demographic analyses and cost projections. Mr. Wesley reported that in FY13, the operating cost per pupil per year was \$9,866, and in FY24, it jumped to \$13,706, representing a 38% increase. Alderman Koch asked if this would start with only new subdivisions, which City Administrator Olson said depends on whether a subdivision has a fee lock in place. Alderman Marek inquired whether they would conduct this type of study more regularly, to which Mr. Wesley responded that it would depend on the school's demographic study. Alderman Soling asked when these fees are paid, and Mr. Wesley said it is when the City issues a building permit.

**Special Census Update – Modification No. 1  
to the Memorandum of Understanding  
(CC 2025-51)**

Mayor Purcell entertained a motion to approve the Modification No. 1 of the Memorandum of Understanding, amending the Special Census Day from July 1, 2025 to November 15, 2025, and to extend the end of the period of performance to November 16, 2026, and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,  
Koch-aye, Plocher-aye, Funkhouser-aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Bill Powell Shelter Dedication**

Parks and Recreation Director Evans noted that prior to the meeting, there was a plaque dedication ceremony for the East Riverfront Park Shelter in honor of former City Treasurer Bill Powell. Mr. Evans added that Mr. Powell used to visit this shelter frequently with friends.

**2025 FORE! Golf Outing**

Parks and Recreation Director Evans reported that the golf outing scheduled for Thursday is sold out, with 144 golfers signed up.

**PLANNING AND ZONING COMMISSION**

**Ordinance 2025-51**

**Approving an Amendment to the  
Yorkville Comprehensive Plan  
(PZC 2025-04)**

Mayor Purcell entertained a motion to approve an Ordinance Approving an Amendment to the Yorkville Comprehensive Plan and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Soling-aye, Marek-aye, Hyett-aye, Koch-aye,  
Plocher-aye, Funkhouser-aye, Transier-aye

**Ordinance Approving an Amendment to the  
Yorkville Unified Development Ordinance  
Regarding Energy Industrial Uses  
(PZC 2025-05)**

Mayor Purcell entertained a motion to approve an Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Energy Industrial Uses and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Hyett.

Alderman Funkhouser wanted to confirm that nuclear power is an approved energy source, but not generated on-site. He also expressed a desire to update 10-4-10 Energy Industrial Uses I.1. to include an option for a rigid metal grid. He would also like to update I.2. to state that chain-link or barbed wire fencing is prohibited. A third item he would like to consider changing is regarding building separation. Community Development Director Barksdale Noble shared that Alderman Funkhouser is requesting a minimum of 500 feet of building separation from the nearest data center building or structure (primary or accessory) to the nearest residential lot line for anticipated dwelling purposes. The current ordinance requires building-to-building separation, whereas Alderman Funkhouser is requesting a data building to a current or planned residential lot line. Mayor Purcell mentioned that even if these changes are made, each development will still need to go through the City Council for final approval, where setbacks for each project's specifics can be addressed at that time.

Alderman Funkhouser made a motion to table this item to the June 24, 2025, City Council meeting; seconded by Alderman Plocher. - Motion unanimously approved by a viva voce vote.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (cont'd)**

**Public Works and Parks Department  
Facility Update  
(CC 2025-08)**

No report.

**Lake Michigan Water  
Project Update  
(CC 2025-09)**

**a. Water Revenue Study Presentation**

City Administrator Olson provided a brief overview of the five-year water rate plan. He stated that they are asking the Council to vote on it at the upcoming City Council meeting on June 24, 2025. (*see attached presentation*)

**ADDITIONAL BUSINESS**

None.

**EXECUTIVE SESSION**

None.

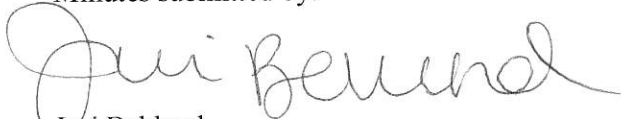
**ADJOURNMENT**

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 10:02 p.m.

Minutes submitted by:

A handwritten signature in cursive script, appearing to read "Jori Behland".

Jori Behland,  
City Clerk, City of Yorkville, Illinois



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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARING

651 Prairie Pointe  
Yorkville, Illinois

Tuesday, June 10, 2025

7:00 p.m.

1           PRESENT: (In-person and via Zoom)

2                 Mr. John Purcell, Mayor;

3                 Mr. Ken Koch, Alderman;

4                 Mr. Dan Transier, Alderman;

5                 Mr. Craig Soling, Alderman;

6                 Mr. Arden Joe Plocher, Alderman;

7                 Mr. Chris Funkhouser, Alderman;

8                 Mr. Matt Marek, Alderman;

9                 Mr. Rusty Hyett, Alderman.

10           ALSO PRESENT:

11                 Mr. Bart Olson, City Administrator;

12                 Ms. Jori Behland, City Clerk;

13                 Ms. Erin Willrett, Assistant City

14                 Administrator;

15                 Mr. Rob Fredrickson, Finance Director;

16                 Mr. Eric Dhuse, Public Works Director;

17                 Mr. James Jensen, Chief of Police;

18                 Mr. Tim Evans, Parks and Recreation

19                 Director;

20                 Ms. Krysti Barksdale-Noble, Community

21                 Development Director;

22                 Mr. Brad Sanderson, City Engineer.

1 APPEARANCES:

2 OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,  
3 LTD.

4 BY: MS. KATHLEEN FIELD ORR  
1804 North Naper Boulevard, Suite 350  
Naperville, Illinois 60563  
5 (630) 682-0085

6 appeared on behalf of the United City of  
Yorkville;

7 MAHONEY, SILVERMAN & CROSS, LLC

8 BY: MR. DAVID J. SILVERMAN  
822 Infantry Drive, Suite 100  
Joliet, Illinois 60435  
9 (815) 730-9500

10 appeared on behalf of the Project  
Cardinal development company;

11 MICKEY, WILSON, WEILER, RENZI, LENERT &  
12 JULIEN, P.C.

13 BY: MR. BERNARD K. WEILER,  
140 South Municipal Drive  
14 Sugar Grove, Illinois 60554  
(630) 801-9699

15 appeared on behalf of several homeowners  
16 near Project Cardinal development.

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21  
22  
23 REPORTED BY: Christine M. Vitosh

24 Illinois C.S.R. License No. 084-002883

I N D E X

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MITCH HOLTZ	60

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1 (WHEREUPON, the following  
2 proceedings were had in public  
3 hearing, commencing at 7:59 p.m.  
4 as follows:)

5 MAYOR PURCELL: So I am opening public  
6 hearing for Project Cardinal for the Pioneer Data  
7 Center. And this is for the annexation, correct?

8 MS. NOBLE: Annexation agreement.

9 MS. BEHLAND: Agreement.

10 MAYOR PURCELL: Annexation agreement. I  
11 knew there was a word I forgot to add. I left my  
12 agenda in the truck.

13 So the public hearing is now open.  
14 Are we going to start? Who wants to go first?  
15 Petitioner have something they want to --

16 MR. OLSON: The developer has seven  
17 slides I think they wanted to kind of intro  
18 everything if that's okay.

19 MAYOR PURCELL: Okay, I guess, yep. Oh,  
20 my God, you are right there in the front. I was  
21 leaning back the whole time --

22 MR. SILVERMAN: Right here, Mayor.

23 MAYOR PURCELL: -- with the screen, I  
24 couldn't figure out why it was so handsome, the

1 glow, but it was coming from you.

2 How are you doing, David?

3 MR. SILVERMAN: Doing fine, thank you.

4 MAYOR PURCELL: Good to see you.

5 MR. SILVERMAN: Good to see you.

6 MAYOR PURCELL: Thank you.

7 MR. SILVERMAN: Are we ready?

8 MAYOR PURCELL: Yes.

9 DAVID J. SILVERMAN,

10 testified before the City Council as follows:

11 MR. SILVERMAN: Mr. Mayor, members of  
12 the Council, members of the public, my name is  
13 David Silverman. I am attorney with the law firm  
14 of Mahoney, Silverman & Cross with offices in  
15 Oswego, Joliet and Morris, and I am here tonight  
16 to represent the Pioneer Development Company in  
17 its development of Project Cardinal within the  
18 city of Yorkville.

19 I'd like to thank everybody for  
20 coming out. I know we've met several of you  
21 before. We have had a couple community meetings,  
22 one for the folks on the west side of 47, and  
23 then Matt McCarron, who is here representing  
24 Pioneer, has had a meeting last week with the

1 folks from Bristol Bay subdivision, so we are  
2 here to hopefully answer your questions.

3 If we can't answer them tonight, we  
4 will certainly get answers for you, communicate  
5 those through the city, or have those when we  
6 come back to the Planning and Zoning Commission  
7 public hearing.

8 So what the board has before it  
9 tonight is an annexation agreement in draft form.  
10 We are still working with the city staff, who I  
11 would like to thank very much for their  
12 cooperation.

13 It's been a pleasure to work with  
14 the staff and they have been very responsive to  
15 us, holding our feet to the fire, but certainly  
16 always there to answer questions for us and to  
17 help us through this process.

18 So the annexation, right there in  
19 the blue, you can see the portion of Project  
20 Cardinal which is already annexed in the city  
21 limits.

22 In the red are approximately  
23 300 acres, which are the subject of this  
24 annexation agreement tonight.

1                   The total Project Cardinal footprint  
2                   is a little over 1,000, a thousand and -- say  
3                   1,040 acres, consisting of 21 parcels, and there  
4                   are seven parcels there in the red which have not  
5                   been annexed yet.

6                   This is the concept plan for Project  
7                   Cardinal. As Mr. Olson mentioned, it's about a  
8                   little over 1,000 acres. There are seven --  
9                   excuse me, approximately 14 buildings on this  
10                  site, which will have about 17,000,000 square  
11                  feet of data centers.

12                  It's intended to be an integrated  
13                  campus. The thought is that it will probably be  
14                  one end user that comes to the project, although  
15                  that could change, there may be several users,  
16                  but the hope is to have one user and one  
17                  consolidated cam -- one consolidated campus.

18                  The facility will be powered by one  
19                  new utility switchyard and two new ComEd  
20                  substations.

21                  Pioneer will partner with a  
22                  nationally recognized firm to bring Project  
23                  Yorkville -- or, excuse me, Project Cardinal to  
24                  Yorkville.



1                   As you can see, the project is  
2 bordered on the east by Route 47, on the south by  
3 Galena Road, on the west by Ashe Road, and on the  
4 north by Base Line Road.

5                   The annexation of these 300 acres,  
6 members of the Council and Mayor, will allow this  
7 to act as one consolidated campus for all the  
8 data center projects within the 1,000 acres.

9                   It will be built in multiple phases  
10 and each phase will most likely be one building  
11 at a time. It's not the intent that there be  
12 buildings built on speculation, but rather  
13 buildings will be built when an end user comes  
14 and is willing to commit to be on the site.

15                  The project could take up to  
16 ten years, we are projecting a ten-year plus or  
17 minus total build-out for the center, and the  
18 construction, if all goes well, as Mr. Olson  
19 mentioned, we have several hurdles to climb over  
20 with ComEd, our partners feel very confident that  
21 we are getting through those hurdles, but  
22 without ComEd's power, this project does not  
23 work.

24                  The project will most likely start

1 on the west side and proceed to the east, and  
2 that's driven mostly by the fact of where the  
3 ComEd power lines are at and where the ComEd  
4 facilities will be built.

5 The portion -- If you were at the  
6 Economic Development Commission meeting, there  
7 was an area to the south of Galena Boulevard  
8 there that was shown as a water tank farm.

9 Given some new approaches that we  
10 are taking with the water consumption on the  
11 project, we don't think those water tanks would  
12 be necessary, so those can be reserved in case  
13 they are needed either by the developer or by the  
14 city at some point in the future.

15 As Bart mentioned, there will be  
16 substantial setbacks around the entire project,  
17 will be set back at least 500 feet from any  
18 existing residential building, there will be a  
19 lot of landscaping and berming.

20 The plans will concentrate the  
21 landscaping and even higher berms where they  
22 impact residential users, and also we are aware  
23 of your issues with 47 kind of being the gateway  
24 to the city and making that look nice for the

1 city, so there will be extensive berming,  
2 extensive landscaping, and then inside the  
3 landscaping and berming there will be a security  
4 fence, which will be made out of steel or wrought  
5 iron or something like that. It won't be a chain  
6 link fence. We don't propose any barbed wire.  
7 It will be a nice looking fence, but you won't be  
8 able to see much of it because of the landscaping  
9 and berming.

10 One issue that I think bears some  
11 discussion and recognition tonight is the height  
12 of the buildings. We are planning the actual  
13 building height to be at 55 feet; however, some  
14 of the rooftop units may go up to 78 feet, and I  
15 know that's contrary to the ordinance that you  
16 will be considering tonight, but, you know, we  
17 did work on this for a substantial amount of time  
18 before we got that ordinance, so we would be  
19 asking for consideration, and that ordinance has  
20 a 1500 -- or, excuse me, a 1500 radius where you  
21 can't have the building over 70 feet, and if you  
22 can see those kind of dotted lines on there, I  
23 don't know who has got the cursor, but there is  
24 some dotted line -- yeah. That's the 1500 foot

1 line, so all the buildings would not be within  
2 that 1500 foot line, but several of them would  
3 be, so we just want to make sure that we pointed  
4 that out to you.

5 Mr. Funkhouser, we listened to your  
6 concerns at the EDC meeting. There will be no  
7 vinyl around the tops of the buildings to hide  
8 the units that are up there, those will all be  
9 masonry, and there will also be sound barriers on  
10 there to protect the area residents from any  
11 sounds.

12 All the buildings will be made from  
13 precast -- May we go to the next slide? Okay. I  
14 sort of got ahead of myself. We talked about the  
15 setbacks, landscape berms.

16 These are the elevations. The  
17 brown -- This isn't the greatest one, and we will  
18 have a better one for you when we get to the  
19 public hearing at the Planning and Zoning  
20 Commission, but the brown is intended to kind of  
21 represent the berming that could be in front of  
22 the building. If you would go to the next slide,  
23 please.

24 And, you know, the buildings are



1 intended to be -- you know, we think of these big  
2 tilled up or masonry buildings that are  
3 associated with industrial parks. You know, the  
4 nice thing about this is the logistics centers  
5 that you see being built in many communities,  
6 while they are tilt-up buildings and they have  
7 some glass and some nice painting around them,  
8 what you mostly see are trucks.

9 You see trucks around the whole  
10 outside of the building and you see truck docks  
11 along at least one side of the building and  
12 sometimes cross docks on both sides.

13 This data center campus won't  
14 operate like a logistics building; there will be  
15 virtually no truck traffic in and out of there.  
16 You will have some deliveries obviously that come  
17 in, but once the construction is finished, you're  
18 not going to see the truck traffic or the  
19 intensity of traffic that would be associated  
20 with a logistics building.

21 And I think Bart did a pretty good  
22 job of pointing out the economic benefits of a  
23 project of this nature, and we think it's a  
24 really good place for the city to be in because

1     you do get the benefit of the economics of the  
2     utility taxes, of the property taxes for all the  
3     taxing districts, but you don't have the burden  
4     of the truck traffic, which we have seen in so  
5     many communities.

6             So these buildings will be a mixture  
7     of precast, some metal, some glass. We are still  
8     working with the city on the elevations with city  
9     staff, but it will generally have the appearance  
10    of a large office building, and, again, no truck  
11    bays, nothing like that. Let's go to the next  
12    slide, please. Is that it? No.

13            Okay. It's just another view.  
14    Again, the brown is kind of the berming. This is  
15    taken from -- it's a rendering from some distance  
16    back. I apologize, unfortunately I don't know  
17    what the distance is on that, but it's taken  
18    obviously from a considerable distance back, and  
19    we will, again, refine some of these before our  
20    presentation to the Planning and Zoning  
21    Commission next month.

22            Again, the fiscal impacts will be --  
23    will be substantial. The berming, the  
24    landscaping, will -- and the nature of the

1 buildings, the aesthetics of the buildings, will  
2 help to make it as compatible with the  
3 surrounding areas as possible.

4 To the north it's mostly farmland  
5 right now; I know there are some residences  
6 scattered around both on Galena Road and on Base  
7 Line Road. We will pay particular attention  
8 around those residences.

9 For the folks in Equestrian Estates,  
10 we will pay particular attention to the berming  
11 and the landscaping along the western area, and  
12 for the folks over in Bristol Bay, our closest  
13 building is about 1500 feet from the nearest  
14 residential structure and buffered by Route 47 as  
15 well.

16 So what we have before the Council  
17 tonight is an annexation agreement that we are  
18 still discussing with your staff. Essentially we  
19 are asking for the annexation of the 300 plus or  
20 minus acres. We are asking for the property to  
21 be rezoned.

22 Currently the property, which is not  
23 annexed, is zoned County A-1, Agricultural 1, and  
24 the property that is already annexed is a

1 combination of R-2, R-3 and B-3 I believe within  
2 the -- within the city limits.

3 So we are asking for the property of  
4 these 300 acres to be rezoned to the M-2 District  
5 and that we could receive a preliminary planned  
6 unit development approval so that we can move  
7 further along in this process.

8 Once we have this annexation  
9 agreement and the planned unit development  
10 agreement approved, hopefully we can get to that  
11 point; if we do, then we will begin working on a  
12 number of other agreements which will implement  
13 the planned unit development ordinance and also  
14 the annexation agreement in terms of what  
15 roadways need to be upgraded and to what extent  
16 do they need to be upgraded, what sewer,  
17 utilities, do we need here, and community  
18 benefits, what things can we provide that may be  
19 on top of everything else to assist the community  
20 and make Yorkville a better place to live.

21 Those agreements I am sure will  
22 include a number of fees that the city will be  
23 requesting from us.

24 So that concludes our presentation.



1 Obviously we are happy to answer any questions  
2 from the Council or the public. I rely on Matt  
3 to help me out if I get stuck, but we are here,  
4 we are here to answer questions, and we really  
5 appreciate the public process that the City of  
6 Yorkville has including all the people, and I  
7 hope that our community meetings were helpful  
8 also.

9 MAYOR PURCELL: Mr. Funkhouser?

10 ALDERMAN FUNKHOUSER: Are we taking  
11 Council discussion first or comment?

12 MAYOR PURCELL: Up to you.

13 ALDERMAN FUNKHOUSER: All right. I know  
14 this is not part of the annexation agreement, but  
15 it's part of the PUD, I know you guys are  
16 resisting the height restriction on the  
17 1500 feet. That is a point that we will stand  
18 to. I think that's important for us.

19 The other one, on the annexation  
20 agreement, Section 2-B is the uses of the site.  
21 It has the reduced list of approved uses for it.  
22 I thought based on the conversation we had that  
23 that was being changed to data center only.

24 MR. SILVERMAN: Yeah. We have asked the

1 city to take that out, and for the benefit of the  
2 public, basically it's what happens if this is  
3 not a data center, and Matt's willing to commit  
4 that this is essentially going to be a data  
5 center or whatever the city wants it to be.

6 We don't need those extra uses in  
7 there, and we are working with your staff,  
8 Councilman, on some language that will accomplish  
9 that goal so that --

10 ALDERMAN FUNKHOUSER: Okay.

11 MR. SILVERMAN: -- say we don't build  
12 out by getting near the term of the agreement,  
13 you know, you can just rezone it to residential  
14 or whatever you want to do with it.

15 ALDERMAN FUNKHOUSER: Okay. Good.  
16 That's what I wanted to confirm. Appreciate it.

17 MAYOR PURCELL: Anything else?

18 MR. SILVERMAN: On the annexation  
19 specifically, that's it.

20 MS. WILLRETT: There's been a request to  
21 speak in the microphone. People on Zoom cannot  
22 hear the questions that are asked.

23 ALDERMAN FUNKHOUSER: Oh, sorry. We  
24 have some mics that are off.

1 MAYOR PURCELL: Did I see Mr. Koch's  
2 hand?

3 ALDERMAN KOCH: Yeah.

4 MAYOR PURCELL: Please?

5 ALDERMAN KOCH: Please.

6 MAYOR PURCELL: Go ahead, guys.

7 ALDERMAN KOCH: Can you put the drawing  
8 that shows the layout?

9 MR. OLSON: Yeah. You want like the  
10 overhead-type thing?

11 ALDERMAN KOCH: The drawing that showed  
12 the buildings from like the --

13 MR. SILVERMAN: The concept plan?

14 ALDERMAN KOCH: Yeah. Back further. So  
15 I see these other substation boxes. What are  
16 those actually?

17 MR. SILVERMAN: Those will be ComEd  
18 facilities that ComEd will actually come in and  
19 build on the property.

20 ALDERMAN KOCH: So it will come into the  
21 main substation, and then how does it get to  
22 those customer substations? Is that power  
23 lines?

24 MR. SILVERMAN: We are pretty close to

1 the power lines coming through right there, the  
2 power lines cut diagonally through. I think just  
3 a tad east of the area we are going to annex  
4 there is a corridor, you can see on the ComEd  
5 corridor, so the power will jump off of there I  
6 would assume. I don't pretend to be an expert on  
7 that.

8 And then there is also another one a  
9 little bit to the right that they will run lines  
10 over to.

11 ALDERMAN KOCH: Yeah, so I seen those  
12 two and I was wondering what the difference is  
13 between a regular ComEd substation and these.  
14 That's my --

15 MR. SILVERMAN: Matt, do you know?

16 MR. McCARRON: Yes.

17 MR. SILVERMAN: Why don't you come over  
18 to the microphone and pick it up?

19 MR. McCARRON: Yeah, so -- excuse me.

20 MS. NOBLE: Speak into the mic.

21 MR. McCARRON: Yeah, so one of them is a  
22 utility switchyard.

23 MAYOR PURCELL: Matt, can you state your  
24 name?

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MATT McCARRON,  
testified before the City Council as follows:  
MR. McCARRON: I'm sorry. I am Matt  
McCarron. I represent Project Cardinal, Pioneer  
Development.  
MAYOR PURCELL: Thank you.  
MR. McCARRON: So one of them is a  
utility switchyard, so typically that's built by  
ComEd, and it's going to be taking 345 kV feeds,  
so similar to the existing power lines today, and  
from there it's brought to a utility switchyard  
because the project is tentatively using so much  
electricity, it has to be stepped down again to  
the customer substations, so it drops to down to  
a lower voltage before it's actually utilized by  
the data center shells.  
ALDERMAN KOCH: And are those above  
ground utilities or do you bury those?  
MR. McCARRON: It's up to ComEd's  
discretion.  
ALDERMAN KOCH: Okay.  
MS. WILLRETT: Just real quick, if  
everybody could speak directly into the  
microphone. Everybody on Zoom cannot hear you.

1 ALDERMAN KOCH: And the other question  
2 regarding the elevation and the little difference  
3 there, are these -- are you able to -- have you  
4 ever thought about like -- These are ground  
5 level, right, the buildings?

6 MR. McCARRON: Correct, yes.

7 ALDERMAN KOCH: Could you set them down  
8 a little bit to offset that elevation issue?

9 MR. McCARRON: There is going to be some  
10 grading done on-site, but no, we wouldn't be  
11 really like going down underground.

12 ALDERMAN KOCH: I didn't know if you  
13 could drop it down when you build them, just for  
14 my knowledge.

15 MR. McCARRON: Yeah, no one has ever  
16 asked me that question before, but we can circle  
17 back with the engineers, but typically we do not  
18 do that.

19 MAYOR PURCELL: Other Council members?  
20 Mr. Soling.

21 ALDERMAN SOLING: In regards to your  
22 discharge of water, has there been studies done  
23 with what kind of impact you would have on the  
24 local sanitary districts?

1 MR. McCARRON: Yes, so there has been  
2 preliminary stormwater sanitary done. There is  
3 not going to be any adverse impact given that we  
4 are using, as Bart mentioned in his presentation,  
5 roughly less water than what a multi-family  
6 community would be on a per-acre basis.

7 ALDERMAN SOLING: So no glycol, no heavy  
8 metals, no --

9 MR. McCARRON: No, no, no. There's not  
10 going to be any discharge of any chemicals  
11 whatsoever. So typically, like glycol as you  
12 mentioned, is used for like immersion tanks for  
13 cooling purposes, but that would not be  
14 discharged. That runs in a closed loop system  
15 and is recycled.

16 ALDERMAN SOLING: Thank you.

17 MAYOR PURCELL: Other questions from  
18 Aldermen? Mr. Funkhouser, do you have others?  
19 Of course you do.

20 ALDERMAN FUNKHOUSER: I have plenty of  
21 questions and comments, most are not related to  
22 just the annexation specifically, which I know  
23 will vet out as we go through the process of the  
24 development agreement because that's where most

1 of this would come in.

2 The rooftop units, will they end up  
3 being on the roof or will they be interior to the  
4 building ultimately with the technological  
5 changes that we're seeing? That's one that I  
6 think eliminates the issue I have with the height  
7 of the buildings.

8 The perimeter ten-foot buffer that  
9 we're getting -- or, I'm sorry, easement we're  
10 getting for the trails, ten foot is being  
11 provided. Is the developer going to be providing  
12 a trail with the roadway improvements?

13 These are the kind of questions I  
14 would like to have clarified as we're going  
15 forward towards the agreement.

16 I know we've talked about the  
17 process of starting from the west, working to the  
18 east; obviously there is some county residents  
19 out there that are adjacent to that, so when we  
20 say we're trying to keep it away from the  
21 residents, we're keeping it away from the city  
22 residents, but that doesn't actually apply to the  
23 county residents, so I want to address that. I  
24 know you guys have your phasing and your



1 planning.

2 Fencing around the property, I did  
3 hear that there was going to be no chain link,  
4 that's good, I appreciate that.

5 I wanted to clarify that the  
6 utilities, which are substations, are those being  
7 held to the city standard or is that going to be  
8 independent and something that ComEd has their  
9 own oversight where they can say we're just going  
10 to do a 10-foot chain link fence? If you could  
11 look to a clarification on something of that for  
12 me, I appreciate that.

13 There will be a litany of others,  
14 but those are just a couple of the general  
15 comments that I had as I am reviewing the  
16 documents that we've been provided so far.

17 MAYOR PURCELL: Any other Aldermen?

18 (No response.)

19 MAYOR PURCELL: I have a couple  
20 questions. First was for Krysti, and I know  
21 you've answered this, but I forget the answer.

22 Is the annexation separate from the  
23 zoning or will they go concurrently?

24 MS. NOBLE: So they will be separate

1 documents, but they will be reviewed and voted  
2 upon concurrently.

3 MAYOR PURCELL: Okay. But they are  
4 separate documents. Okay.

5 Then some thoughts, and as  
6 Mr. Funkhouser stated, some of these items are  
7 not going to be fleshed out tonight, but figure  
8 you should hear them, something I just thought of  
9 here tonight.

10 What if it's not built out in  
11 whatever you're expecting, 10, 20 years, would  
12 you consider donating the remainder of land to  
13 the city?

14 The next thing is a big concern, and  
15 I know Bart's expressed -- initially has  
16 expressed and shared with you some of our  
17 thoughts on impacts to the community, et cetera.

18 And, Matt, I don't know where you  
19 live, Dave I know you are real familiar with this  
20 area. Property taxes are a huge concern. We  
21 have a burgeoning school population. The school  
22 is going to need several hundred million dollars  
23 most likely for buildings.

24 I'd like you to consider upfront,ing,

1 writing a check to the school district for that.

2 And then also the HVAC, I know Bart  
3 has told me, I trust him, he does an amazing job,  
4 they're learning or we're learning that some of  
5 these data centers put their HVAC on the ground  
6 in a courtyard. Maybe that's what you guys do  
7 somewhere else, I don't know, but I would like  
8 you to consider that, too.

9 So those are my thoughts for  
10 tonight. I can't tell you all my other thoughts,  
11 that is my prerogative to add them whenever I'd  
12 like, but just want to get those out there right  
13 now publicly, okay? Appreciate it.

14 Any other aldermen have questions?

15 (No response.)

16 MAYOR PURCELL: So now I'm going to open  
17 it up to public comments, so you'll have to  
18 remind me, Bart, Kathy, Jori, Chris even, we're  
19 going to allow public comments from the folks  
20 here, but I know we have some questions from  
21 people on Zoomland --

22 MR. OLSON: Yeah.

23 MAYOR PURCELL: -- and they may have  
24 questions, too, so, Bart, how would you like to

1 handle it?

2 MR. OLSON: I think maybe everybody in  
3 the room maybe can speak and then I can kind of  
4 go through and then recite the questions in Zoom  
5 and then answer them as I can, or the developer  
6 can answer them as they can.

7 MAYOR PURCELL: Sounds good. Let's open  
8 it up for public comment. Again, we just ask  
9 that you state your name for the record. You  
10 don't have to state your address or anything,  
11 just state your name. And let's go.

12 BERNIE WEILER,  
13 testified before the City Council as follows:

14 MR. WEILER: Once again, my name is  
15 Bernie Weiler. I am a partner of the firm of  
16 Mickey, Wilson, Weiler, Renzi, Lenert & Julian,  
17 and I represent a number of the homeowners who  
18 live directly across Ashe Road from -- to the  
19 west of this development.

20 One of the things that I want to  
21 indicate is that there have been significant  
22 discussions with regard to this and we are happy  
23 to see that the development department has been  
24 very contentious with regard to the study of the

1 impact that these data centers have on the  
2 community, and we have also had -- the developer  
3 and its attorney have been very gracious in  
4 meeting with the residents and discussing the  
5 impact that this has, and I can see from our  
6 first meeting a few weeks ago until now that a  
7 number of those concerns have already been  
8 addressed with regard to how the development is  
9 going to be staged with regard to center in  
10 versus perimeter out, and also the addressing of  
11 the setback of the 70-foot buildings and also the  
12 consideration of perhaps putting the rooftop  
13 units on the ground.

14 So there have been some productive  
15 discussions, but I think there needs to be --  
16 before we get into the details of an annexation  
17 agreement, these things need to be further  
18 addressed.

19 One of the things that we need to  
20 consider is that the plan is to dedicate 3,000  
21 acres of essentially contiguous property or very  
22 close to contiguous property to a single use.

23 These uses are not a typical  
24 development use in which it contributes to the

1 communication of one portion of your community to  
2 the other, these are closed to the public access,  
3 and when you look at -- you know, one of the  
4 comments is there is going to be more trees than  
5 there are with regard to the agricultural use.

6 You have to consider that in a  
7 typical development, that's where a community  
8 obtains its reforestation, because as you are  
9 taking farmland, you are developing it into  
10 developments that have interior landscaping that  
11 create a greater forestation canopy, and so if  
12 you look at this development, you see a very,  
13 very thin belt of -- and even though you look at  
14 it as screening, it does not achieve the interior  
15 forestation that you would have in other  
16 developments, so I think that needs to be  
17 addressed, and I think that question came up  
18 at -- one of your aldermen had indicated that to  
19 be a concern at the -- at the presentation that  
20 was done at the previous development committee  
21 meeting.

22 Once again the question came up, and  
23 I have talked to Dave about this and he had  
24 addressed this, the annexation agreement as

1 currently drafted has as a default, if it's not a  
2 data center, some uses that would automatically  
3 apply.

4 That creates a conundrum when we do  
5 go and address the zoning issue, is that now you  
6 are actually not responding to a zoning question,  
7 you are responding to what amounts to a planning  
8 question, okay?

9 So that -- you know, so the question  
10 is if it's not going to be a data center, is it  
11 going to be car dealerships and big box stores,  
12 which are part of the consideration in the  
13 current agreement.

14 So I think there is a lot of things  
15 that have been -- there has been a lot of  
16 productive questions that have been addressed and  
17 I think there's been a lot of productive  
18 responses to some concerns, but I don't think  
19 that we are at the point where we have an  
20 annexation agreement that everyone can understand  
21 what's going to happen and what this is going to  
22 look like. Okay?

23 So, you know, we would like to see a  
24 schedule in which the community could have a

1 better understanding of what this is going to  
2 look like.

3 With regard to the noise issue, it's  
4 one thing to calculate the decibels, it's another  
5 thing to analyze noise at a constant -- at a  
6 constant frequency over a long period of time, so  
7 even though a humming might not be -- reach a  
8 decibel level, it can also be deleterious to  
9 people who are around it, so we want to be able  
10 to address that as well. Some of our people are  
11 very concerned about that.

12 The other issue is that with regard  
13 to the sanitary district, the question I don't  
14 think was answered with -- was answered on the  
15 basis of stormwater, but if we have all of this  
16 water use, where is that water going?

17 Is it going to be recycled or is it  
18 going to -- is that going to be discharged as  
19 stormwater or is it going to go into the sanitary  
20 sewer system, so -- you know, as you are using  
21 this water for cooling purposes.

22 So there are a number of -- there  
23 are a number of issues that we would like to see  
24 addressed. We would like -- the developers have



1       graciously agreed to meet with our homeowners  
2       again to talk about these -- these issues, and,  
3       you know, one of our other concerns is that even  
4       though there are significant setbacks, those  
5       setbacks are consumed -- this is where all of the  
6       detention is, so that the setbacks are looking  
7       over flat water as opposed to variegated, you  
8       know, landscaping, so your green space is not on  
9       the exterior of the building, it's on the  
10      interior of the site. So those are the things  
11      that we would like to continue to discuss.

12                 We are encouraged by the  
13      responsiveness to the questions that we've had.  
14      As I have indicated, many of those questions have  
15      been addressed between the meeting three weeks  
16      ago and today, so we are encouraged by the  
17      concern that the development commission has --  
18      the development department has had to the  
19      concerns of the residents and their responses to  
20      it, so, you know, we look forward to further  
21      discussion on that.

22                 MAYOR PURCELL: Thank you for your  
23      comments. Appreciate it.

24                 Who else would like to speak? Just

1 state your name.

2 JAMIE DAMITZ,

3 testified before the City Council as follows:

4 MS. DAMITZ: My name is Jamie Damitz and  
5 I live in the Bristol Bay subdivision. We were  
6 able to attend the meeting via Zoom with --  
7 sorry, remind me of your name.

8 MR. McCARRON: Matt.

9 MS. DAMITZ: Matt. He did a great job  
10 explaining what the property will look like and  
11 what it will have for the community.

12 I just have a question with how much  
13 power it's going to be using. Have these  
14 buildings ever been used -- I know you can't  
15 supply all your power with solar, but would solar  
16 offset the amount of power that's being required?

17 MR. McCARRON: Do you want me to --

18 MAYOR PURCELL: Please, yeah. Go up  
19 there.

20 MR. McCARRON: I will just stay up  
21 there.

22 MAYOR PURCELL: That way we can catch it  
23 on the record for the court reporter.

24 MR. McCARRON: Yes, so we are working on

1        what the cogen component is going to be, so there  
2        is nothing been definitive yet, but potentially  
3        there could be solar that is offsetting any power  
4        usage, and over the course of probably like the  
5        next year or so we will be more clear on it.

6                MS. DAMITZ:    Okay.    And then in the  
7        meeting that you did with Bristol Bay residents  
8        on Zoom you said that the landscaping and berming  
9        I think would be completed before any buildings  
10       were up.    Is that correct?

11               MR. McCARRON:    Yeah.    So the first thing  
12       with these developments, typically you do site  
13       grading, so we are going to be utilizing as much  
14       dirt as possible, and if we have to get more  
15       dirt, we are going to do that to basically have  
16       the berms, and then there would be vegetation  
17       that's planned along the berm work to make as  
18       dense an area as possible before the bulk of the  
19       construction work begins.

20               MS. DAMITZ:    And then the Mayor already  
21       brought up this next point, our school district  
22       already is in kind of a crisis with being  
23       over-populated and not having enough buildings,  
24       but having funding prior to seeing any positive

1 income for the city would help to alleviate that.

2 There is currently a creek called  
3 Rob Roy Creek that runs on 47. Has there been  
4 any decision about what happens with that when  
5 this is built? Does that remain?

6 MAYOR PURCELL: It will remain. I don't  
7 think they have talked about changing the course  
8 at all.

9 MR. McCARRON: Yeah, we are not touching  
10 or disturbing Rob Roy Creek at all.

11 In regards to school upgrades or  
12 improvements, we are planning on tackling that  
13 once the project is fully entitled, so basically  
14 once we have an answer from ComEd, I think we can  
15 get more into the details on that.

16 MAYOR PURCELL: And just a side note,  
17 the Rob Roy Creek, that drainage district log  
18 goes back like a hundred years. That's really  
19 kind of -- somebody is shaking their head, yeah,  
20 that -- for them to change that is like an act of  
21 God. It really is.

22 MS. DAMITZ: All right. And then my  
23 last one was from the meeting that we had on  
24 Zoom. There is supposed to be nature trails that

1 are accessible to the public on their grounds,  
2 and we possibly talked about there being some  
3 sort of passageway or walkway connecting Bristol  
4 Bay to those paths.

5 With the security fencing that's  
6 going up around the buildings, that wouldn't  
7 impact access to the trails, correct?

8 MR. McCARRON: So in regards to the  
9 walking trail, that would not be disturbed. So  
10 the actual security fencing is like pretty  
11 substantial. Again, so like the first shell on  
12 the eastern border along Illinois 47, I think  
13 it's about 700 or 800 feet, yeah, so the actual  
14 security fencing goes around the building, so  
15 it's not going around like after the landscaping  
16 buffer.

17 And then in regards to the trail and  
18 access point for Bristol Bay, we have actually  
19 already talked about that with our engineers. We  
20 are going to have to talk with IDOT since it's an  
21 IDOT road, but we are definitely open to that,  
22 and as of today, like we are thinking about since  
23 they are making an upgraded bridge tentatively on  
24 the corner of Galena and 47, of having an

1 entrance there, so there would be a sidewalk on  
2 the eastern edge of Illinois 47, cutting down,  
3 and then a pedestrian crosswalk across the  
4 street.

5 MR. OLSON: And then just to clarify.  
6 Matt, you said the fence is inset. Is it this?

7 MR. McCARRON: Correct, yes. That is  
8 the fence.

9 MR. OLSON: So it kind of hugs the  
10 building pad line as opposed to being way out  
11 here where the trail would be.

12 MS. DAMITZ: Thank you.

13 MAYOR PURCELL: Matt, I have a couple  
14 questions, and again, I may be out on leads, more  
15 leads than we need to get to, but have you ever  
16 stocked any of those ponds for fishing?

17 ALDERMAN KOCH: I was thinking -- I was  
18 thinking the same thing.

19 MR. McCARRON: Given the amount of  
20 water, I think that sounds like a good idea.

21 MAYOR PURCELL: Excellent. Bass? I  
22 heard they were tasty.

23 Next question, and you mentioned  
24 this, or David did, how many buildings again are

1       you looking at?

2               MR. McCARRON:   There are 14 buildings.

3               MAYOR PURCELL:   14 now, okay.   And at  
4       full build-out -- and I get it, things change --  
5       but today, if you build out the 14 buildings,  
6       what do you estimate the value of that total  
7       project would be for the community?

8               MR. McCARRON:   The total value of the  
9       project itself?

10              MAYOR PURCELL:   Yes.

11              MR. McCARRON:   We are going to keep that  
12       confidential.

13              MAYOR PURCELL:   Okay.   Is it like more  
14       or less than like a Chicago Bears stadium?

15              MR. McCARRON:   Yes, it would be more  
16       than a stadium.

17              MAYOR PURCELL:   Okay.   Just checking.  
18       Thank you.   Okay.

19                      Other comments from the public?  
20       Please step forward, state your name.

21                      DAVID HOLTZMAN,  
22       testified before the City Council as follows:

23              MR. HOLTZMAN:   So my name is David  
24       Holtzman.   I am from Bristol Bay.

1                   As I've heard different  
2 presentations, I've heard different statements on  
3 where we are starting at. From the city's  
4 perspective, we were starting west and going  
5 east, and then when Mr. Silverman was speaking,  
6 he said most likely, and then I've heard from  
7 another person that they're starting from the  
8 center and working their way out.

9                   I would like to know which one of  
10 these things is where we are starting the  
11 building at. Are we starting in the center or  
12 are we starting at the west or is it a most  
13 likely?

14                  Because I don't feel like I have a  
15 real clear picture of where we are starting this  
16 project at, because I've heard west, we are  
17 starting in the west and working our way east,  
18 and I've heard most likely.

19                  So that makes me feel very  
20 uncomfortable with where we are starting this  
21 project at. I would just like a definitive  
22 answer on where we are starting.

23                  MAYOR PURCELL: So I will be upfront  
24 with you, you are not going to get that



1 definitive answer tonight. The city and staff,  
2 we have expressed our preference, but there is no  
3 development agreement yet, so we do not have a  
4 specific answer to that question.

5 MR. HOLTZMAN: Okay. Thank you.

6 MAYOR PURCELL: Sure. Other questions  
7 or comments?

8 KEITH LANDOVITZ,  
9 testified before the City Council as follows:

10 MR. LANDOVITZ: Good evening. Keith  
11 Landovitz, 275 Ashe Road. My wife and I live  
12 across the road due west of the subject property.

13 First, I just want to reiterate a  
14 couple of Mr. Weiler's acknowledgments. There  
15 was a meeting, which I understand was quite  
16 productive, or some number of meetings, with  
17 different sets of the nearby residents.

18 I appreciate that. My wife and I  
19 were not able to attend the first meeting due to  
20 a personal scheduling conflict, but I anticipate  
21 that those conversations will be ongoing.

22 I had a favorable report from my  
23 neighbors of the first conversation, so I'm --  
24 that's -- that to me is a good start.

1 I also acknowledge and commend the  
2 city's officials for their care in learning about  
3 best practices for this type of use and trying to  
4 implement those in Yorkville to make this a world  
5 class exemplar of this type of use.

6 So with that said, most of my  
7 concerns strictly speaking are probably PUD  
8 details and, therefore, inapposite to the instant  
9 matter, so I will reserve kind of detailed  
10 comments about those for the appropriate  
11 hearings.

12 I have one concern directly about  
13 the annexation agreement. I say had because it  
14 may be moot in light of Alderman Funkhouser's  
15 question and Mr. Silverman's responsive comments.

16 I am concerned about the alternative  
17 uses that the draft version of the annexation  
18 agreement contemplates. Those uses and my  
19 appreciation of them are quite different to what  
20 I might call modern manufacturing, industrial  
21 uses, of which data center use is I believe  
22 noticeably low impact.

23 Those other contemplated uses are  
24 more, again, to my appreciation, commercial uses,

1 which have much greater potential for generating  
2 traditional types of nuisance.

3 So, again, I am hoping, and it  
4 sounds like we are all agreed, that it's going to  
5 be data center or nothing, and I hope that that  
6 will be the case.

7 I have two further comments which  
8 are about things directly. Again, most of my  
9 concerns will be addressed in due course through  
10 the meetings with the developer and through  
11 hearing, PUD hearings, but it seems to me that  
12 the contemplated annexation -- of course, an  
13 agreement is for the purpose of something being  
14 annexed, so I think it's relevant.

15 The contemplated annexation has a  
16 couple of important implications to which I want  
17 now to call attention. First, I note that the  
18 concept plan, the site concept plan, does not  
19 depict two existing residential driveways on Ashe  
20 Road, so I do have a concern about what's  
21 depicted, and in general a concern about traffic  
22 on Ashe Road.

23 Obviously if the property that's the  
24 subject of this hearing were not annexed, it

1 would change the feasible transportation plan for  
2 the site, so I do hope that the annexation  
3 notwithstanding entrance and egress on Ashe Road  
4 will not be part of the final plan and that Ashe  
5 Road will continue to be a corridor for  
6 residential access.

7 I should note in that regard, I  
8 neglected to say earlier, my wife and I, our  
9 property is not part of the Estates at Legacy  
10 Farm residential subdivision, we are immediately  
11 to the south of that, but we are not part of the  
12 subdivision and our access to Ashe Road is not  
13 from the subdivision roads, from their entrance  
14 or exit.

15 Second, and this -- others have  
16 alluded to this, the concern about building from  
17 the west versus building from the center of the  
18 proposed project site, obviously from the west  
19 means something very different if the subject  
20 property is annexed because that means from the  
21 west it is much closer to my residence than it  
22 would otherwise be.

23 I am concerned, Mr. Olson's  
24 presentation made reference to mitigating impact

1 or nuisance to citizens of Yorkville. I do voice  
2 an equal protection concern about that.

3 I hope that all -- in terms of  
4 mitigating nuisance, all people in the vicinity  
5 of the development are considered equally  
6 regardless of the jurisdiction in which they  
7 live, and certainly I acknowledge that the  
8 meetings with the developers have been agnostic,  
9 too, and have been structured in no way to favor  
10 Yorkville residents versus residents of other  
11 jurisdictions, but that remains a concern for me  
12 in terms of how the site will be developed, and,  
13 again, I advocate for an approach that will  
14 develop from the center out as being most  
15 equitable to all who live in the vicinity.

16 So thank you very much. I  
17 anticipate further good conversations with the  
18 developer. So thank you.

19 MAYOR PURCELL: Thank you. Others?

20 JACK SCHLUETER,  
21 testified before the City Council as follows:

22 MR. SCHLUETER: Hello. My name is Jack  
23 Schlueter. I am a resident of 73 Ford Drive on  
24 the south side of town. I am also a licensed

1 professional engineer with like about ten years  
2 of industrial capital project experience, so I am  
3 very familiar with industry and manufacturing  
4 like this in general.

5 So under this proposal the  
6 manufacturing center would be the first thing you  
7 see when you enter Yorkville coming from the  
8 north, so I guess our sign can say welcome to  
9 Yorkville, home of high tech data centers.

10 And I think that could be a good or  
11 bad thing, it's just a question of is this what  
12 we want Yorkville to be when it grows up.

13 I believe manufacturing can be good  
14 for our community. I reviewed the proposal and  
15 I -- you know, I couldn't find an estimate for  
16 how many permanent jobs or how many temporary  
17 construction jobs it's expected to create, but  
18 like you mentioned earlier, Bart, I know there  
19 will be some, it's a data center, so -- but there  
20 is not as many as a larger build-out, but -- and  
21 also tax revenue generation obviously you touched  
22 on earlier, but annexing this land and proceeding  
23 with this proposal would also be a fairly  
24 significant land use change that deviates from

1 the 2016 community vision and land use strategy.

2 So going ahead with this proposal  
3 and additional data center proposals and  
4 industrial proposals on that side of town likely  
5 extends that North Eldamain development corridor,  
6 which is currently now the north side of the  
7 railroad tracks and Faxon -- or yeah, north side  
8 of the railroad tracks and Faxon and Eldamain up  
9 to the lettuce plant at Corneils, it was sort of  
10 the previous bucket for industrial land use  
11 inside Yorkville.

12 So when you stick the -- this  
13 development further north on Eldamain up at the  
14 corner of Base Line by Ashe, you basically  
15 squeeze out any other non-industrial development  
16 between this existing -- the existing industrial  
17 corridor and the future development, or this  
18 proposed development by this project.

19 And, again, that might be good for  
20 some people, bad for some people, but I wouldn't  
21 want to live or run in a business like -- live in  
22 a place or run a business squeezed in between two  
23 industrial parks, so you're committing to making  
24 that whole corridor industrial essentially, and

1 it starts to be a significant amount of land  
2 slated for industrial use in our city.

3 So just a couple general questions  
4 for the Council and for I think for the community  
5 at-large that I am considering are do we want  
6 that much manufacturing in Yorkville and is M-2  
7 zoning really a vision for all that land?

8 If we're going to change the planned  
9 use from what it currently is today, is this the  
10 best thing we can do for the land and for our  
11 community, and is there opportunity cost in  
12 locking in that land and committing it to  
13 industrial use or is there something else we  
14 could do with it that could maybe make our  
15 community better.

16 And, you know, just kind of boils  
17 down to, again, is that block of land as an  
18 industrial use what we want Yorkville to be when  
19 it grows up.

20 Thank you.

21 MAYOR PURCELL: Thank you very much.  
22 Other comments?

23 MAGDALENA EMMERT,  
24 testified before the City Council as follows:



1 MS. EMMERT: Hi. My name is Magdalena  
2 Emmert. I am a resident of Bristol Bay, and I  
3 definitely see the benefit, the economic  
4 benefits, that a project like this could bring to  
5 our town, especially if it's going to help our  
6 schools where we're having a problem with our  
7 population. So I do have a couple of questions.

8 Thank you for -- obviously, living  
9 so close to the development, noise and light  
10 pollution are definitely a concern for me and for  
11 our family and I know for the residents, so I am  
12 glad to hear that you guys have already  
13 considered those issues.

14 Now, a couple of things that I have  
15 not heard is, first, actually the neighbor right  
16 across the street from me drives by a data center  
17 every day and she says that every time that she  
18 drives by and she is on the phone, the phone --  
19 the phone call drops, and as soon as she passes,  
20 it's all fine.

21 So a question is for you guys, can  
22 you speak of whether a large scale data center  
23 like this could impact cell service, wifi or  
24 other wireless connectivity near the

1 neighborhoods, and are there any known issues  
2 related to electromagnetic interference or signal  
3 disruption that you are aware of. That's the  
4 first question.

5 The second is actually -- My husband  
6 could not be here tonight, but he has a question  
7 about just security. He says given the scale of  
8 the facility and the role the data centers can  
9 play in national or corporate infrastructure, are  
10 there any considerations or potential security or  
11 terrorism-related risks?

12 What kind of physical and  
13 cybersecurity protections will be in place and  
14 how will those measures ensure the safety of the  
15 surrounding community?

16 Also, is the facility considered a  
17 potential target under the national security  
18 guidelines?

19 Those were the questions, so, that's  
20 it.

21 MAYOR PURCELL: Thank you. Any thoughts  
22 on those tonight? Matthew.

23 MR. McCARRON: So in regards to EMF  
24 interference, we are not envisioning there being

1 any problems. We already did a preliminary study  
2 related to that and nothing popped up that would  
3 affect cell signal or anything of that nature.

4 In regards to potential terrorism  
5 activity, I know that is an ongoing concern given  
6 that this is going to be digital infrastructure  
7 that's like the backbone basically for the United  
8 States.

9 I have heard murmurings that there  
10 could be a Homeland Security office opening out  
11 here to alleviate some of those concerns, and we  
12 are having, if the project is entitled as  
13 envisioned, significant security aspects to make  
14 sure the facility is safe and to basically, you  
15 know, thwart any negative -- or any negative  
16 things potentially happening, and also working  
17 with the great Yorkville Police Department.

18 MR. OLSON: A couple comments on  
19 security and terrorism concerns. So the CyrusOne  
20 facility that's off of Eola and 88, city staff  
21 toured that last year. You know, in addition to  
22 having, you know, fencing around the entire  
23 thing, you know, in order to even get in, you  
24 have to have an appointment, they don't accept

1 walk-ins.

2 There is double-gated entrances, so  
3 they'll actually like, you know, scan your car  
4 for explosives before you go in, and then, you  
5 know, everything obviously is secure even once  
6 you get inside.

7 Some months ago as we were talking  
8 to the Loudoun County, Virginia staff, they had  
9 mentioned that the Department of Homeland  
10 Security and probably the FBI would eventually  
11 reach out to us to kind of just talk through  
12 different issues as it relates to terrorism  
13 concerns or building security and anything else,  
14 so we then proactively reached out to the  
15 Department of Homeland Security, had a meeting  
16 with them six months ago probably.

17 CHIEF JENSEN: Yes.

18 MR. OLSON: And their main concern is  
19 physical building site security, you know,  
20 infrastructure concerns, so they didn't have  
21 anything that they wanted us to do immediately,  
22 but, you know, we are familiar with the contacts  
23 there.

24 They said that they would be happy

1 to actually like review building plans, and then  
2 after it's constructed to kind of conduct  
3 assessments on the building from that side, and  
4 then they put us in touch with the Chicago FBI  
5 office that deals with cybersecurity issues, and  
6 so we are in touch with the head of that just in  
7 case anything comes up.

8 So they said because we are still in  
9 the planning phase there isn't anything that we  
10 need to do at this time, but, you know, as things  
11 land and start to get constructed that they then  
12 might have some, you know, briefings for us at  
13 that point.

14 MAYOR PURCELL: Thank you, Bart. Other  
15 questions or comments from anyone here?

16 (No response.)

17 MAYOR PURCELL: Bart, you received  
18 several comments on Zoom?

19 MR. OLSON: Yes. I will just go back  
20 through them and I will read the ones that have  
21 already been typed in for the people that are on  
22 Zoom, and then if you want to unmute at the end  
23 of it, I will call and then, you know, people can  
24 unmute and then speak.

1                   So first comment is just a  
2                   compliment for the Mayor about the impact fee and  
3                   school districts, so not really a question.

4                   And then there is a question from  
5                   April. Last night it was stated building eight  
6                   first, which is in the middle of the property,  
7                   but tonight twice west to east.

8                   So I think this gets to the question  
9                   that was posed in the room and the Mayor  
10                  articulated, you know, in general we would prefer  
11                  that the buildings be constructed -- in general  
12                  the staff feels it would be a benefit for the  
13                  buildings to be constructed as far away from as  
14                  many residences as possible, then moving closer  
15                  to residents towards the end of it.

16                  And so, you know, to I think another  
17                  commenter's point, there are some residents on  
18                  the west side, there are some residents on the  
19                  east side, so we will take that into account, and  
20                  there is different things that we will need to  
21                  talk through with construction noise and phasing,  
22                  and probably the sound engineer would need to  
23                  weigh in.

24                  A concept I think that was posed

1 post-meeting, last EDC meeting that we had on  
2 this a month and a half ago, was that if you  
3 construct buildings like on the west end first,  
4 it may actually buffer properties to the west, or  
5 if you start on the east end and then go the  
6 other way, it might actually buffer noise from  
7 further construction on the interior on the  
8 farther end of the site, and so that's something  
9 that we would have to take into account.

10 So, you know, I think that's open  
11 for conversation, appreciate the feedback. It's  
12 something we will take into account. It still  
13 has to be negotiated or committed between City  
14 Council and the developer when that gets into,  
15 you know, the PUD phase.

16 And then can we reasonably assume  
17 that \$68,000,000 estimated revenue when totally  
18 completed in approximately ten years completion,  
19 that \$68,000,000 could be divided over the  
20 ten years fairly evenly.

21 The slides that I mentioned, the  
22 utility tax numbers provided by the developers  
23 and then the property tax estimates are actually  
24 annual numbers, so you don't have to divide that

1 by ten, that's recurring revenue theoretically,  
2 and so that would be the total take when the  
3 developer is built out and then fully using the  
4 site.

5 A couple comments about, you know,  
6 noise and sound here, and then are there any  
7 security concerns and will there be any  
8 anticipated impact on the police and fire  
9 department, will the fire department need to  
10 purchase any special equipment for this facility.

11 The fire department has been  
12 involved in our staff level plan council  
13 meetings. They are, you know, part of the  
14 negotiation process. We have talked to them  
15 about how they would build, you know, future fire  
16 stations, identifying land for future fire  
17 stations.

18 There could be an opportunity where  
19 multiple developers in the area actually donate  
20 either money or land or both or equipment to the  
21 fire department.

22 But what has been, you know, I guess  
23 reiterated to us is that the amount of tax  
24 revenue that could come in could theoretically



1 offset their construction costs, where they may  
2 be able to do a referendum or, you know, just  
3 build and then, you know, pay for that over time  
4 with ongoing property tax revenue. So that's  
5 something that's an ongoing conversation and, you  
6 know, they've got a seat at the table.

7 I will keep going up. Who does this  
8 developer represent and who is their partners?  
9 So right now Project Cardinal is an LLC, I think  
10 it's based out of Wyoming.

11 Matt McCarron is here as the  
12 developer representative, and I don't know if  
13 there is any, you know, discussion about users or  
14 investors, or if any of that can be disclosed at  
15 this time.

16 MR. McCARRON: We are still keeping that  
17 confidential.

18 MR. OLSON: Okay. So the answer is that  
19 is still confidential at this time.

20 What will happen with noise  
21 pollution at Bristol Bay, what actions will be  
22 done. There was a slide in the presentation that  
23 talks through the city has comprehensive lighting  
24 codes, and I am speaking very simply, you know,

1 light is not supposed to spill over from the  
2 property line under -- onto other properties.

3 That's not to say that you won't be  
4 able to see it from hundreds of feet away or  
5 maybe even a mile away, as you can most  
6 developments, but we have generally a pretty  
7 modern lighting code, and that will actually be  
8 proven out through a photometric plan that will  
9 be submitted from the developer to the city staff  
10 to make sure that it meets city code and then  
11 approved as part of, you know, the overall PUD  
12 plan for the city.

13 And then how have the developers  
14 responded Yorkville's requests on the noise  
15 issues. So I will talk specifically about  
16 Project Cardinal because we've had a couple  
17 meetings with them.

18 I think their initial opinion is  
19 that they will be able to meet our city code for  
20 noise without issue. That will have to be proven  
21 out by land use plan, sound engineering analysis,  
22 placement of chillers, all those other things,  
23 but their distance from most of their buildings  
24 to residential areas is greater than a lot of the

1 other data center developments in town, and so  
2 that will be I think a key component of future  
3 City Council approvals as it goes forward.

4 Does the developer plan to reach out  
5 to the area Building and Construction Trades  
6 Council?

7 MR. McCARRON: Absolutely. That's  
8 preliminary right now.

9 MR. OLSON: The answer from the  
10 developer is absolutely, it's preliminary right  
11 now.

12 Is there anything else you wanted to  
13 share on any of those other questions?

14 MR. McCARRON: I don't think so  
15 specifically, but one thing I did want to touch  
16 on that I know Dave has talked about and it's  
17 been brought up on a couple of questions, we are  
18 not intending or going to be developing the  
19 property for any other use case besides a data  
20 center campus, so the annexation agreement draft  
21 has already been updated as such, so there is not  
22 going to be any auto manufacturing plants. It's  
23 literally a data center campus or we are not  
24 going to be developing it.

1 MR. OLSON: At this point we can open it  
2 up to Zoom questions?

3 MAYOR PURCELL: Please. Please.

4 MR. OLSON: If anybody on Zoom wants to  
5 unmute, they can, and then speak, or you can type  
6 it in and then I will read it out.

7 Doesn't look like it.

8 MAYOR PURCELL: Okay. Council, any  
9 further questions?

10 (No response.)

11 MAYOR PURCELL: One last shot, anyone  
12 here have any further questions? Okay.

13 MR. HOLTZ: I just have one.

14 MAYOR PURCELL: If you can just step to  
15 the microphone, please. Yes, ask away.

16 MITCH HOLTZ,  
17 testified before the City Council as follows:

18 MR. HOLTZ: Yeah. My name is Mitch  
19 Holtz. I live in Yorkville as well.

20 I just wanted to ask if anyone who  
21 is a part of the decision-making process on  
22 behalf of the City of Yorkville, would any  
23 conflicts of interest related to these projects  
24 be disclosed to the public?

1 MS. ORR: Yes.

2 MR. HOLTZ: I assume the answer is yes,  
3 but --

4 MS. ORR: Yes.

5 MAYOR PURCELL: Our attorney says yes.

6 MS. ORR: Yes. We will be sure.

7 MS. WILLRETT: There is one more  
8 question on Zoom.

9 MAYOR PURCELL: There is, another  
10 question just popped up.

11 MR. OLSON: Thank you. If the  
12 development is not fully realized, can part of it  
13 be sold to other developers for other uses not  
14 data centers.

15 So, and this gets into the  
16 annexation agreement has a list of other uses in  
17 there, and so in other developments, in other  
18 data center developments that we have talked  
19 through that haven't had land uses and don't have  
20 users, we have said we are rezoning it for a data  
21 center, but if it doesn't become a data center,  
22 it can become a bread factory or an auto  
23 manufacturing plant or, you know, whatever those  
24 other uses are, and this developer has actually

1        rebutted that and specifically asked for it to be  
2        data center users or nothing, so that is a  
3        concept that we will have to effectuate in a  
4        future development agreement or annexation  
5        agreement clause going forward.

6                    So the concept there would be if we  
7        locked that into place in the development  
8        agreement that the only way that it could become  
9        another use would be for it to be sold to  
10       somebody else and then for the City Council to  
11       approve it through a normal land use process.

12                   MS. ORR:    And public hearing.

13                   MR. OLSON:   And public hearing.

14                   MAYOR PURCELL:   Do these buildings ever  
15       get sold between different users in the industry?

16                   MR. McCARRON:   No.

17                   MAYOR PURCELL:   No?    Okay.

18                   ALDERMAN SOLING:   I have one more thing  
19       I would like to add.

20                   MAYOR PURCELL:   I was just thinking  
21       about a transfer tax.

22                   ALDERMAN SOLING:   So furthering on the  
23       attorney's question about discharge of sanitary,  
24       my understanding is it basically would just be

1     like domestic waste, same as it would be for a  
2     subdivision is all you would be discharging then,  
3     so for the local sanitary district, there is no  
4     impact on organic loadings or any of that -- any  
5     of that. Is that safe to assume?

6             MR. McCARRON: Correct.

7             ALDERMAN SOLING: Does that answer your  
8     question?

9             UNIDENTIFIED AUDIENCE MEMBER: Yes.

10            MAYOR PURCELL: Mr. Funkhouser?

11            ALDERMAN FUNKHOUSER: One item that I  
12     just would like to have clarified, I have heard a  
13     couple comments on, so there was a question about  
14     the trails, and I want to be clear on what the  
15     intent is here, that the trails that we are  
16     discussing are perimeter to the site, but would  
17     not be internal to the site. So that's the first  
18     part, that that would be the case.

19            And then there is a couple comments  
20     on some open space and what we have, so I believe  
21     the site shows 41 percent open, so it's pervious,  
22     which is 425 acres.

23            Aside from the water and the  
24     buffers, that is all going to be generally

1 prairie grass, correct?

2 MR. McCARRON: Yeah, so the trail would  
3 tentatively run the perimeter of the site, so it  
4 would be outside of the berm work I think as  
5 intended and asked.

6 It could tentatively run, you know,  
7 in and out of the berm work, but it's really  
8 going to be up to you guys, but it's going to be  
9 an undulating berm, so that could be kind of  
10 complicated.

11 And then as it relates to the  
12 prairie grass, so -- and that's really coming  
13 from your feedback, too, at the unofficial EDC  
14 meeting, but our landscape designer has pushed  
15 forward some changes to have natural prairie  
16 grass elements, so it's not just going to be  
17 grass, because really a lot of that acreage, too,  
18 is owned by ComEd, so we are not technically  
19 allowed to touch it, the ComEd transmission  
20 corridor, but we are trying to basically like  
21 envision something that's similar to the Meig  
22 Field development in Chicago that has like  
23 natural prairie elements and like undulating  
24 hills basically.



1 ALDERMAN FUNKHOUSER: So to be clear, no  
2 trails interior because, one, it's ComEd, ComEd,  
3 unless they have rights, typically doesn't want  
4 anybody on it, and you have a couple drainage  
5 corridors running through the center of the site  
6 to the basins, so you have barriers there.

7 MR. McCARRON: Correct. Yeah, there  
8 will be no trail on the interior of the property.

9 MAYOR PURCELL: Any other questions?

10 MR. OLSON: There is one more on Zoom.

11 MAYOR PURCELL: Oh. Go ahead, please.

12 MR. OLSON: Question for the developer  
13 from Zoom. Is there an anticipated life span of  
14 the data center? Can they become obsolete in a  
15 relatively short time?

16 MR. McCARRON: No. These powered shells  
17 are being designed for typically a 50 to 75-year  
18 life span, so once you technically have a power  
19 feed, a transmission feed, they are going to be  
20 used for data centers.

21 The interior equipment, so actually  
22 inside the buildings, like the actual racks that  
23 house the GPUs or TPUs, typically are shrinking  
24 their form factor over time, so basically once

1     you build the shell, whether or not it's, you  
2     know, fully consumed by equipment at max capacity  
3     with, you know, more shallow aisles or in the  
4     future more open space, the building is still  
5     utilized.

6             MAYOR PURCELL:  Actually a good question  
7     that was a follow-up to that, do you have some  
8     kind of decommissioning plan?  I mean, not you  
9     personally, but the company.

10            MR. McCARRON:  I probably won't be  
11     around in 75 years, but we can work on --

12            MAYOR PURCELL:  I don't plan on running  
13     again.

14            MR. McCARRON:  But who knows, though,  
15     with artificial intelligence, maybe we will all  
16     be here, we will have the same philosophy, but we  
17     can work on a rough decommissioning plan with our  
18     engineers.

19            MAYOR PURCELL:  Okay.  We require that  
20     of some, and I thought probably not unfair to  
21     ask, so thank you.

22                    Mr. Koch.

23            ALDERMAN KOCH:  Just thought of  
24     something.  So we know how the power would come

1 in. How does the data come into these data  
2 centers?

3 MR. McCARRON: Yeah, so Yorkville and  
4 the greater Chicago region is blessed with  
5 excellent fiber capacity, so it was over-built  
6 before the dot com crash in the late '90s, early  
7 2000s, so there is plentiful fiber running  
8 through Aurora. I think our site itself has  
9 three or four different dark fiber access points,  
10 so that's how it runs to the site.

11 ALDERMAN KOCH: So it's already there.

12 MR. McCARRON: It is already there,  
13 yeah. We are not going to be trenching in fiber.

14 MAYOR PURCELL: Ken, you know, the old  
15 AT&T center out by Plano, they're going to tap  
16 into that from like 1972 or whatever that was.  
17 I'm just kidding.

18 MR. OLSON: And I have then one last  
19 question on Zoom.

20 MAYOR PURCELL: One last question on  
21 Zoom.

22 MR. OLSON: Can we clarify when exactly  
23 is the next publicly accessible meeting regarding  
24 the development and is it available on Zoom?

1                   So for Project Cardinal the next  
2 meeting will be --

3                   MS. ORR: Tomorrow.

4                   MR. OLSON: -- tomorrow, Planning and  
5 Zoning Commission public hearing for rezoning,  
6 special use PUD and preliminary PUD plan.

7                   That meeting, though -- and the  
8 public hearing will be opened and continued until  
9 the Wednesday, July 9th Planning and Zoning  
10 Commission meeting, so you can attend tomorrow  
11 night.

12                  MAYOR PURCELL: What time?

13                  MR. OLSON: 7:00 p.m. tomorrow.

14                  MAYOR PURCELL: 7:00 p.m.?

15                  MS. NOBLE: In this room.

16                  MR. OLSON: 7:00 p.m. on July 9th, same  
17 room. There will be a different Zoom link  
18 available on the meeting agenda and packet page  
19 on the City website, you know, so you can attend  
20 and comment if you want to.

21                  The developer is not expected to be  
22 present or do a presentation until that July 9th  
23 meeting.

24                  MAYOR PURCELL: And we won't be here.

1 Krysti will be here.

2 MS. NOBLE: I will be here.

3 MAYOR PURCELL: Two nights in a row,  
4 Krysti. We love you, Krysti.

5 Any other final questions?

6 (No response.)

7 MAYOR PURCELL: Okay. At 9:06, I will  
8 close the public hearing for Project Cardinal  
9 data center annexation.

10 (Which were all the proceedings had  
11 in the public hearing, concluding  
12 at 9:06 p.m.)

13 ---o0o---

I further certify that my certificate attached hereto applies to the original transcript and copies thereof signed and certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced  
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my  
4 hand at Leland, Illinois, this 24th day of June,  
5 2025.

6  
7  
8 /s/ Christine M. Vitosh

9 CHRISTINE M. VITOSH,  
10 Illinois C.S.R. Certificate  
11 No. 084-02883  
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# United City of Yorkville

Data Center Developments

Informational Presentation and Status Update

June 10, 2025

# What has changed since May 6<sup>th</sup> 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.



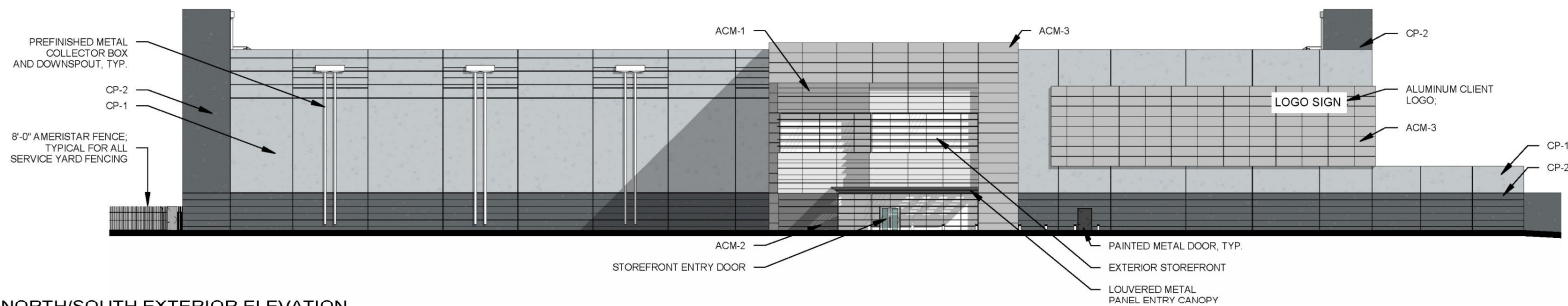
- Source - <https://www.cisco.com/c/en/us/solutions/data-center-virtualization/what-is-a-data-center.html>



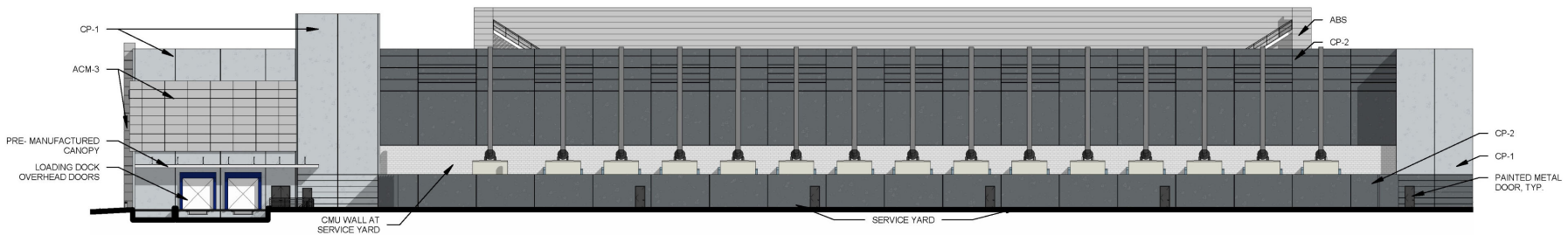


Project Steel rendering

March 31, 2025



2 NORTH/SOUTH EXTERIOR ELEVATION



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

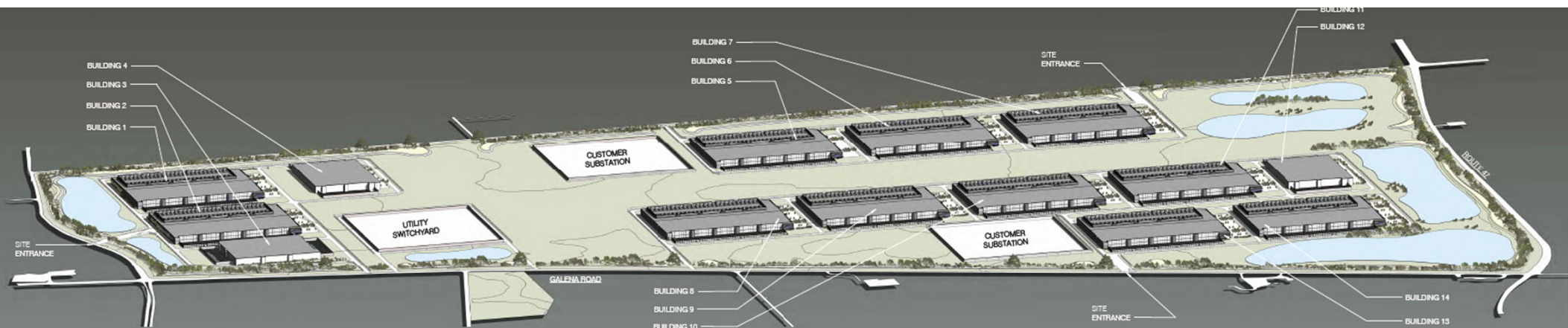
ACM-2 | ALPOLIC COMPOSITE METAL PANEL  
MITSUBISHI CHEMICAL COMPOSITES  
MZG MICA GREY

ACM-3 | ALPOLIC COMPOSITE METAL PANEL  
MITSUBISHI CHEMICAL COMPOSITES  
PEX PEWTER METALLIC

ABS | ACOUSTIC BARRIER SCREEN WALL

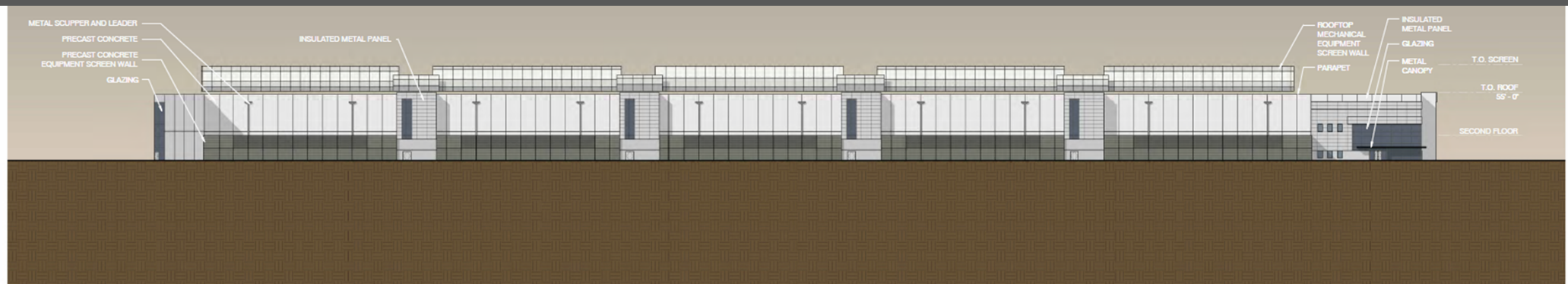
Cyrus One rendering  
May 2024



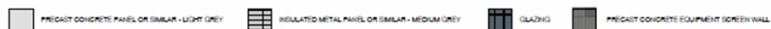


Project Cardinal renderings

May 16, 2025



ELEVATION LEGEND



# PROJECT CARDINAL

A-2



# 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](https://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

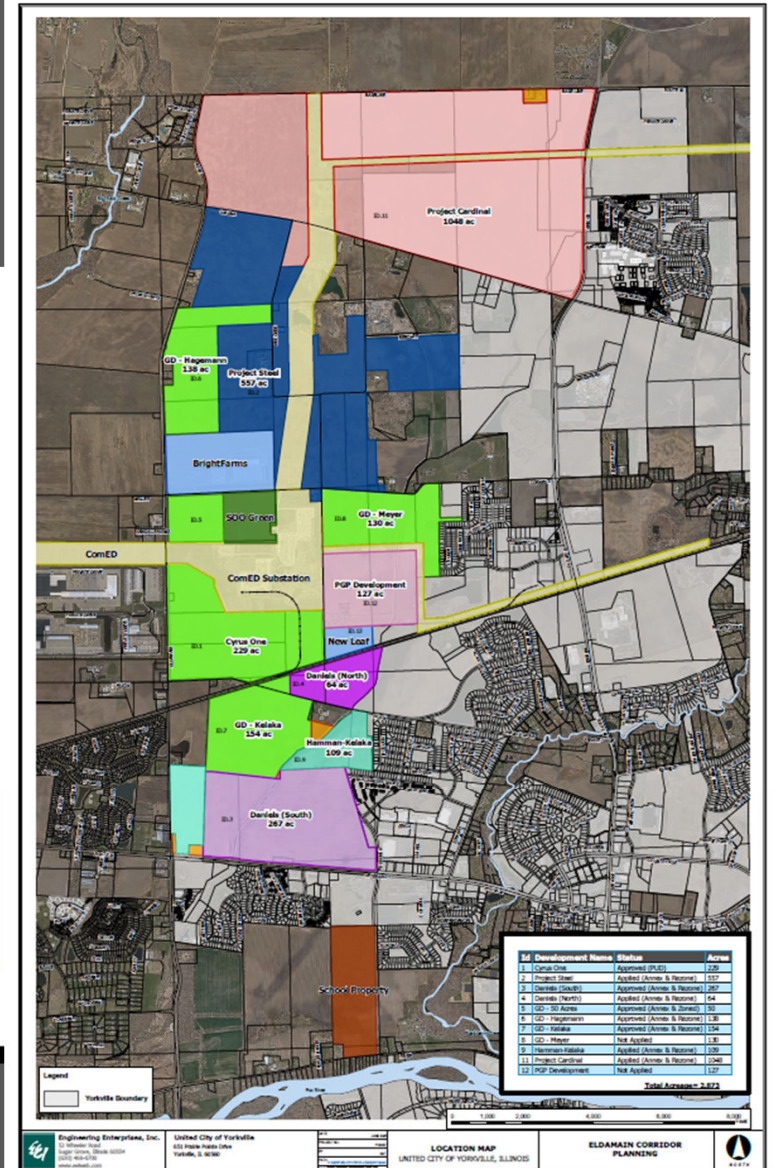
# The Basics

- 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

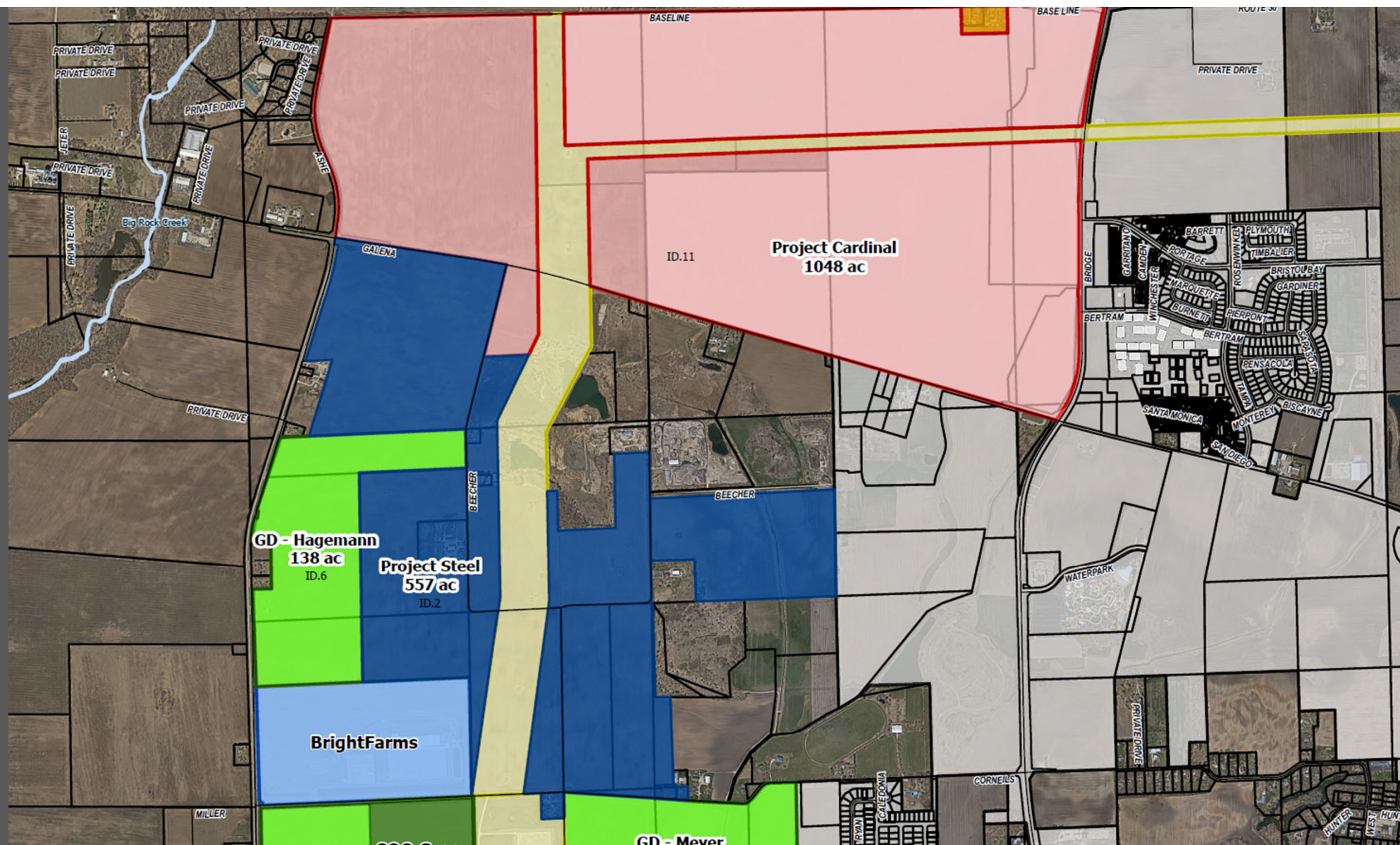
## The Specifics

<b>ID</b>	<b>Development Name</b>	<b>Status</b>	<b>Acres</b>
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

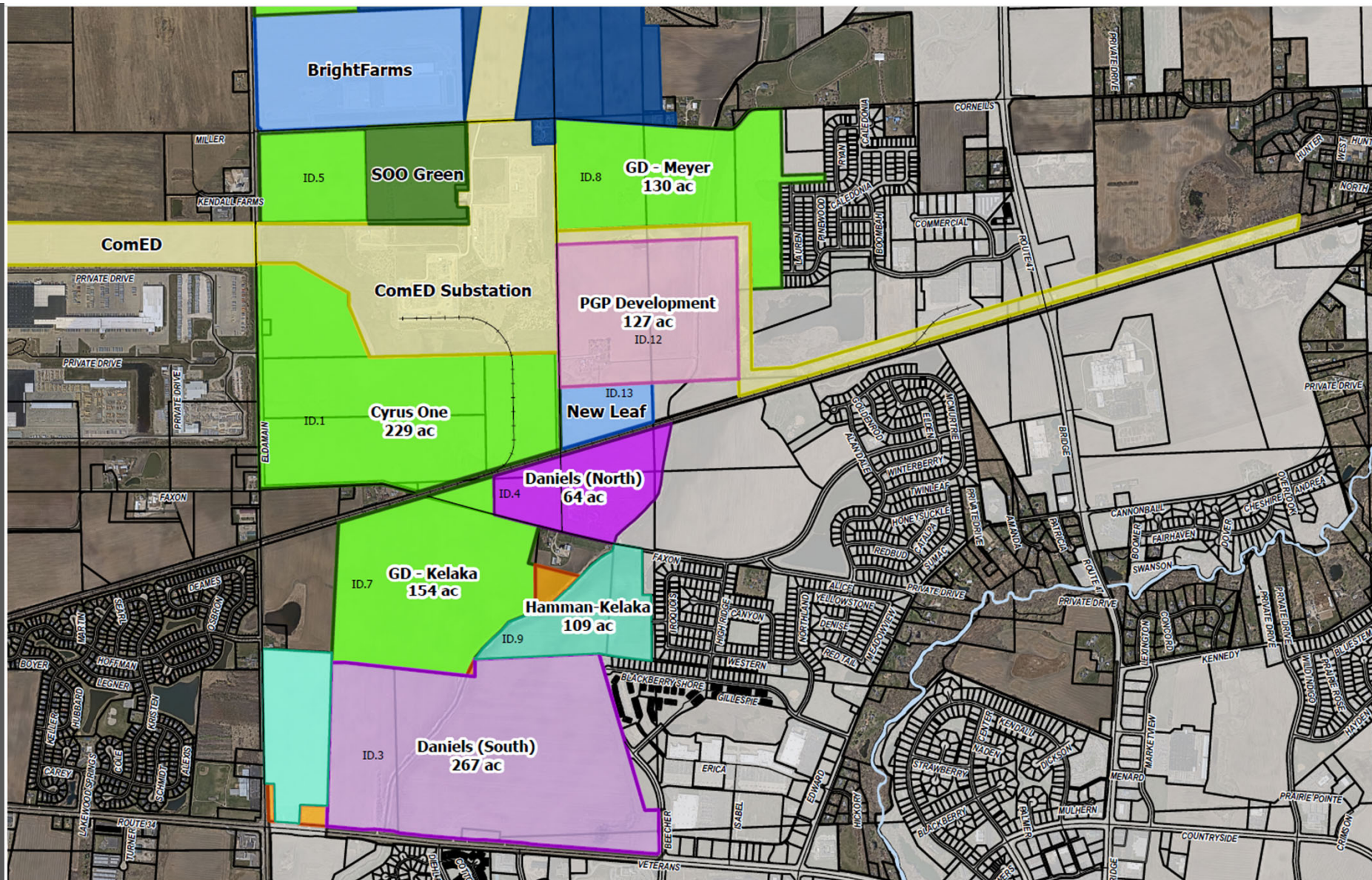
**Total Acreage= 2,873**





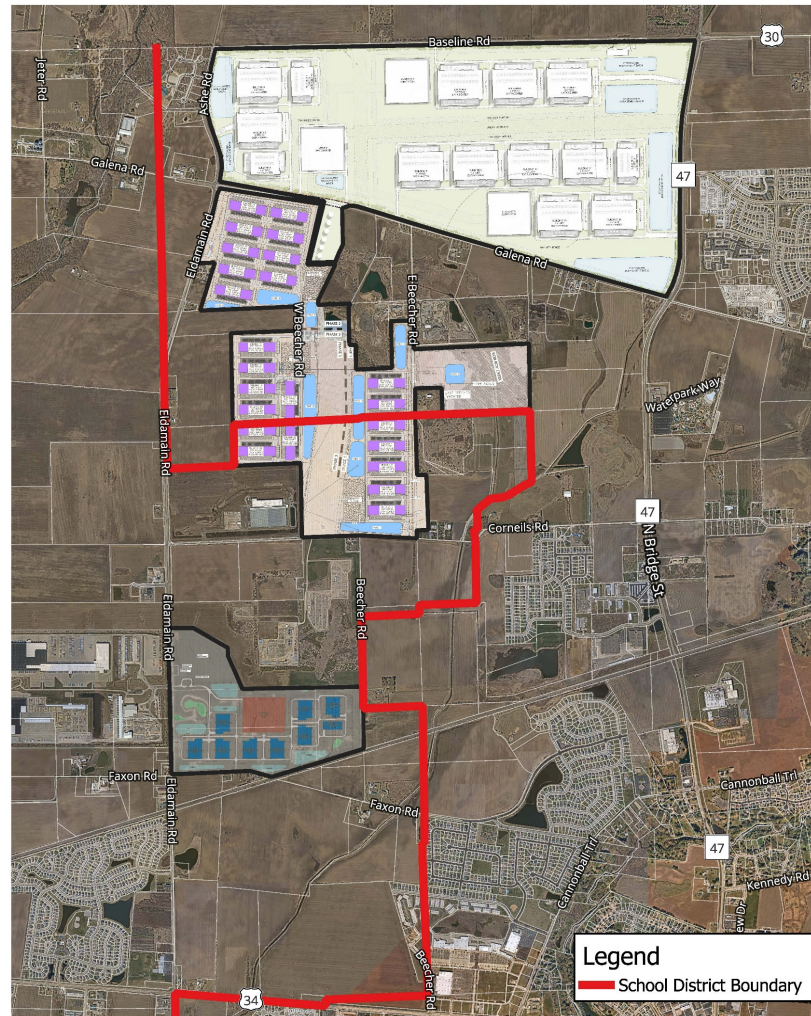








# The Specifics



## DATA CENTER / SCHOOL DISTRICT

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



# The Specifics



**Legend:**  
● Shade Tree (species TBD)  
● Evergreen Tree (species TBD)  
● Ornamental Tree (species TBD)

## **CYRUS ONE PRELIMINARY PLAN**

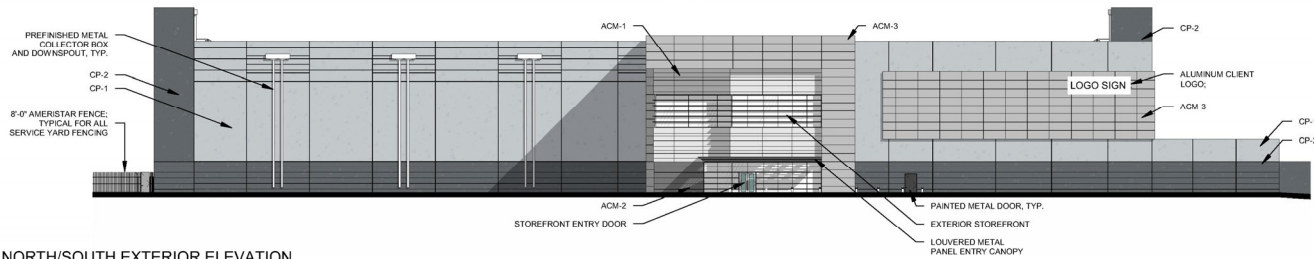
Yorkville, Illinois

06-06-2024 / 023-06943

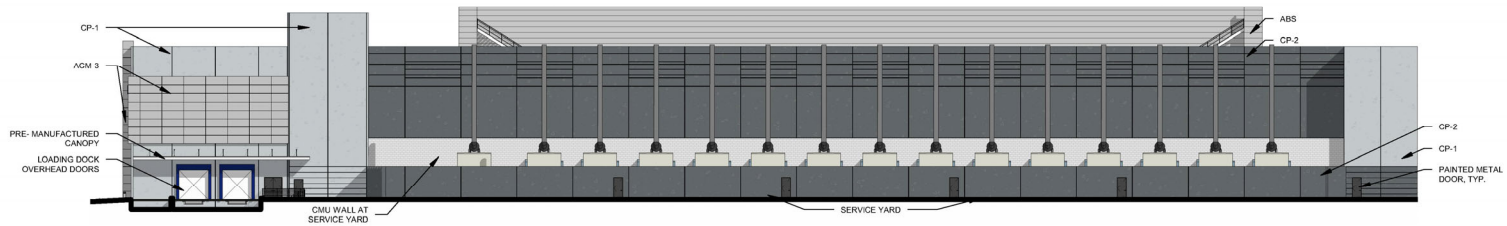


**olsson**

# The Specifics



2 NORTH/SOUTH EXTERIOR ELEVATION



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 M2G MICA GREY	ACM-3   ALPOLIC COMPOSITE METAL PANEL MITSUBISHI CHEMICAL COMPOSITES PEX PEWTER METALLIC	ABS   ACOUSTIC BARRIER SCREEN WALL
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## EXTERIOR ELEVATIONS

-1/32" = 1'-0"

CORGAN

# 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 11<sup>th</sup> PZC meeting and continued to the July 9<sup>th</sup> 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 9<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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

<u>Project Name</u>	<u>County</u>	<u>General Location</u>	<u>Acreage</u>	<u>Buildings</u>	<u>Total Building Square Feet</u>	<u>EAV</u>	<u>Annual Tax Bill</u>
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
    - Gallons per person per day - 75
    - 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

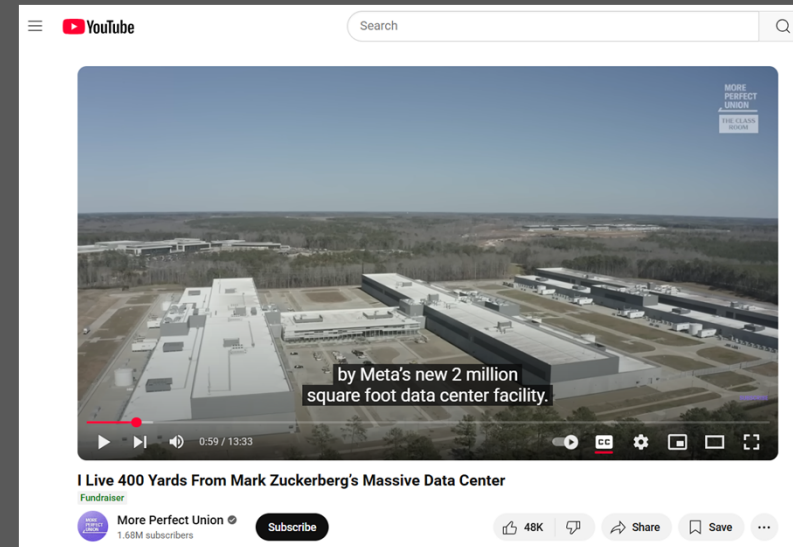
# The Specifics

- 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

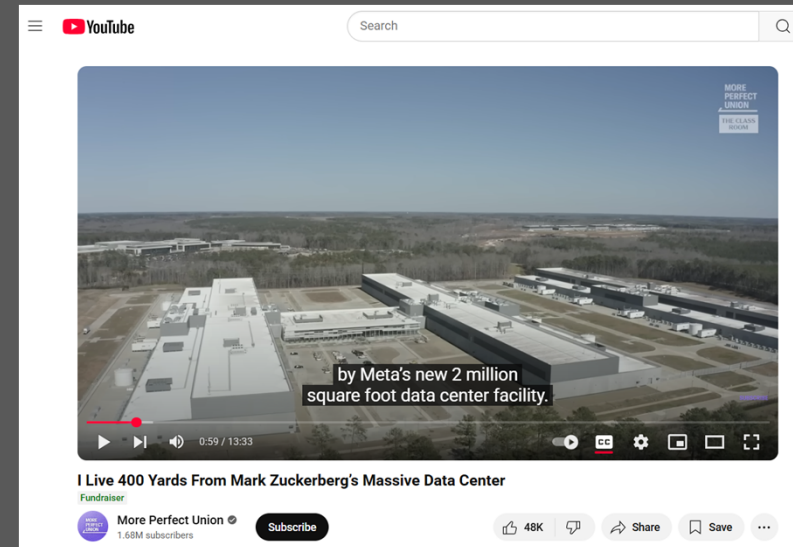
- <https://www.youtube.com/watch?app=desktop&v=DGjj7wDYaiI>
- Concern in video – data centers will harm private water wells
  - Yorkville is in the process of moving to a Lake Michigan water source in 2028 (away from current deep aquifer wells), so it is unlikely any data centers will be operational 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=DGjj7wDYail>
- 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.



# 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](mailto:bolson@yorkville.il.us)
  - Krysti Barksdale-Noble, Community Development Director – [knoble@yorkville.il.us](mailto: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](mailto:jbehland@yorkville.il.us)



# PIONEER DEVELOPMENT

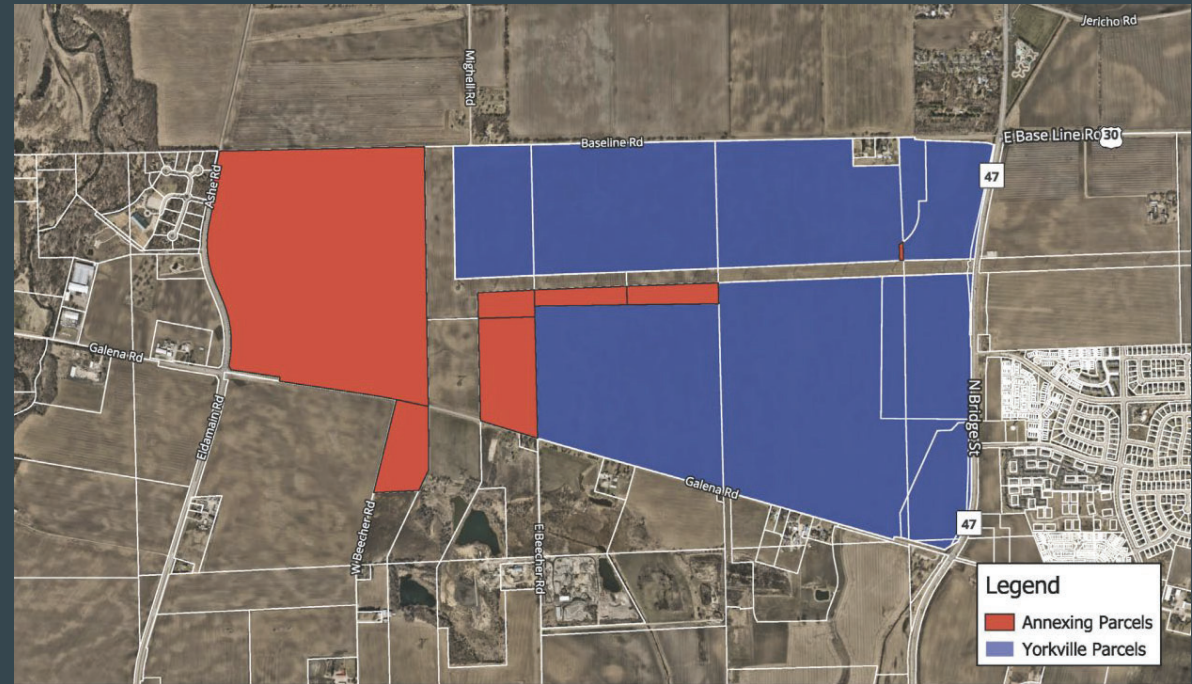
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June 10, 2025



# Overview

- Location
- Parcel Annexation
- Integration
- Phasing





# Site Design, Buffers, and Visual Impact

- Setbacks
- Landscaped Berms
- Prairie Buffers
- Precast Screening
- Building Height
- Visual Impact



#### ELEVATION LEGEND

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

A-2



**PIONEER DEVELOPMENT**

**SOUTH ELEVATION**

EXTERNAL FACING



PRELIMINARY - NOT FOR CONSTRUCTION





# PROJECT CARDINAL

A-7



**PIONEER DEVELOPMENT**

FRONT OF HOUSE



PRELIMINARY - NOT FOR CONSTRUCTION 05/23/20

GALENA ROAD

PROPERTY LINE

PROPERTY LINE

BASELINE ROAD

BUILDING 14

BUILDING 12

BUILDING 7

2

EAST SITE ELEVATION - FROM ROUTE 47

SCALE: 1" = 300'-0"

# United City of Yorkville

Water Rate Presentation - Five Year Plan

June 10, 2025

# Overview

- Quick overview of Lake Michigan project status
- Changes since this was discussed in 2022
- Project costs and timing
- Five year plan assumptions in the FY 26 Budget
- Five year rate schedule proposal
- Brief discussion of other alternatives analyzed but not recommended



# Lake Michigan Project Status

- City Council has chosen to transition to Lake Michigan water source, via DuPage Water Commission (DWC) and City of Chicago
- City has a Lake Michigan water allocation permit from IDNR
- City has spent ~\$23m in the past couple years to plan and design the system

# Lake Michigan Project Status

- Construction will start in earnest in 2026, all the way from the south end of Naperville to Oswego, Montgomery, and Yorkville
- First drop of Lake Michigan water in Yorkville is expected to be available in 2028

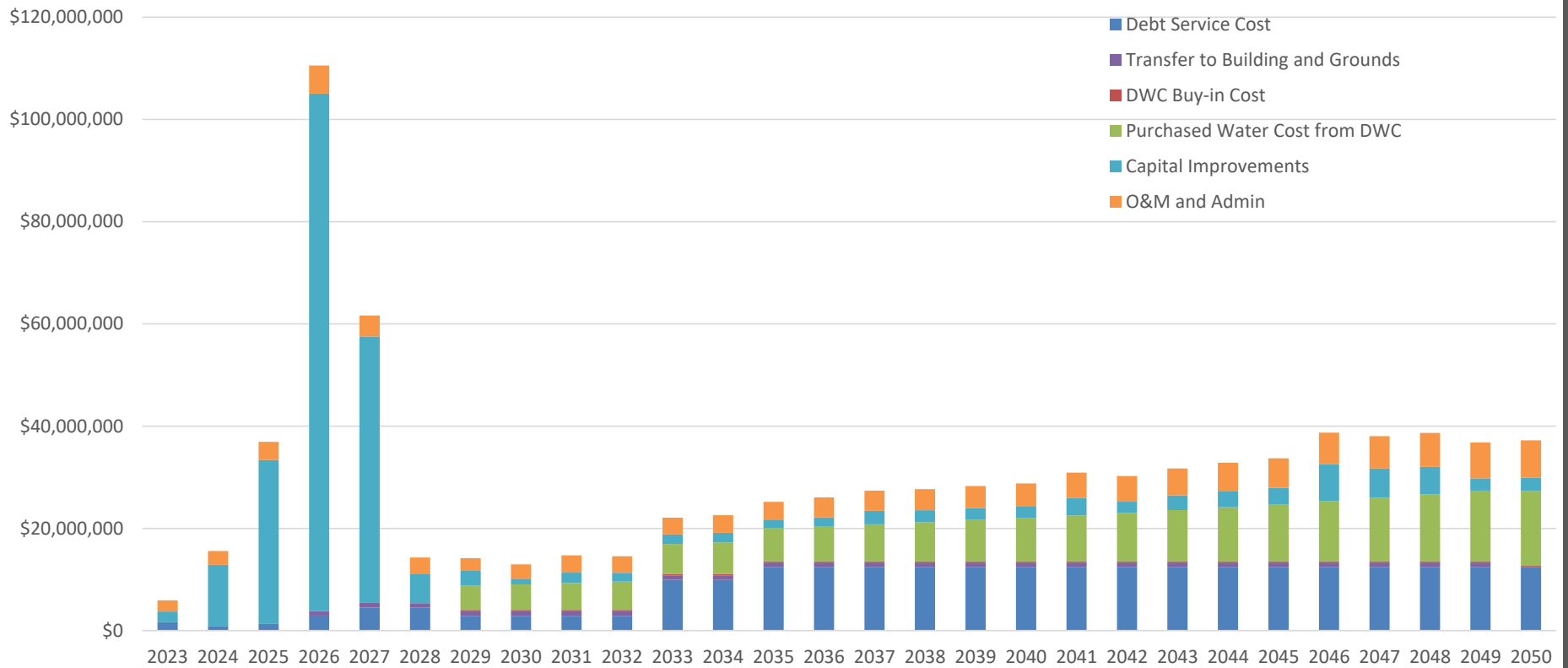
# Lake Michigan Project Status

- First construction bid package will be reviewed by DWC this Fall, providing the first opportunity to compare project cost estimates to actual construction costs
- Current Project Cost Estimates for DWC Transmission Main Only:
  - ~\$307m for Oswego, Yorkville, and Montgomery
  - ~\$124m for Yorkville
    - Cost estimates do not include watermain replacement and other local projects
- Project is being paid for by ~\$25m in normal municipal bonds, ~\$28m in low interest state loans, and ~\$120m in federal WIFIA loans

# What has changed with cost estimates?

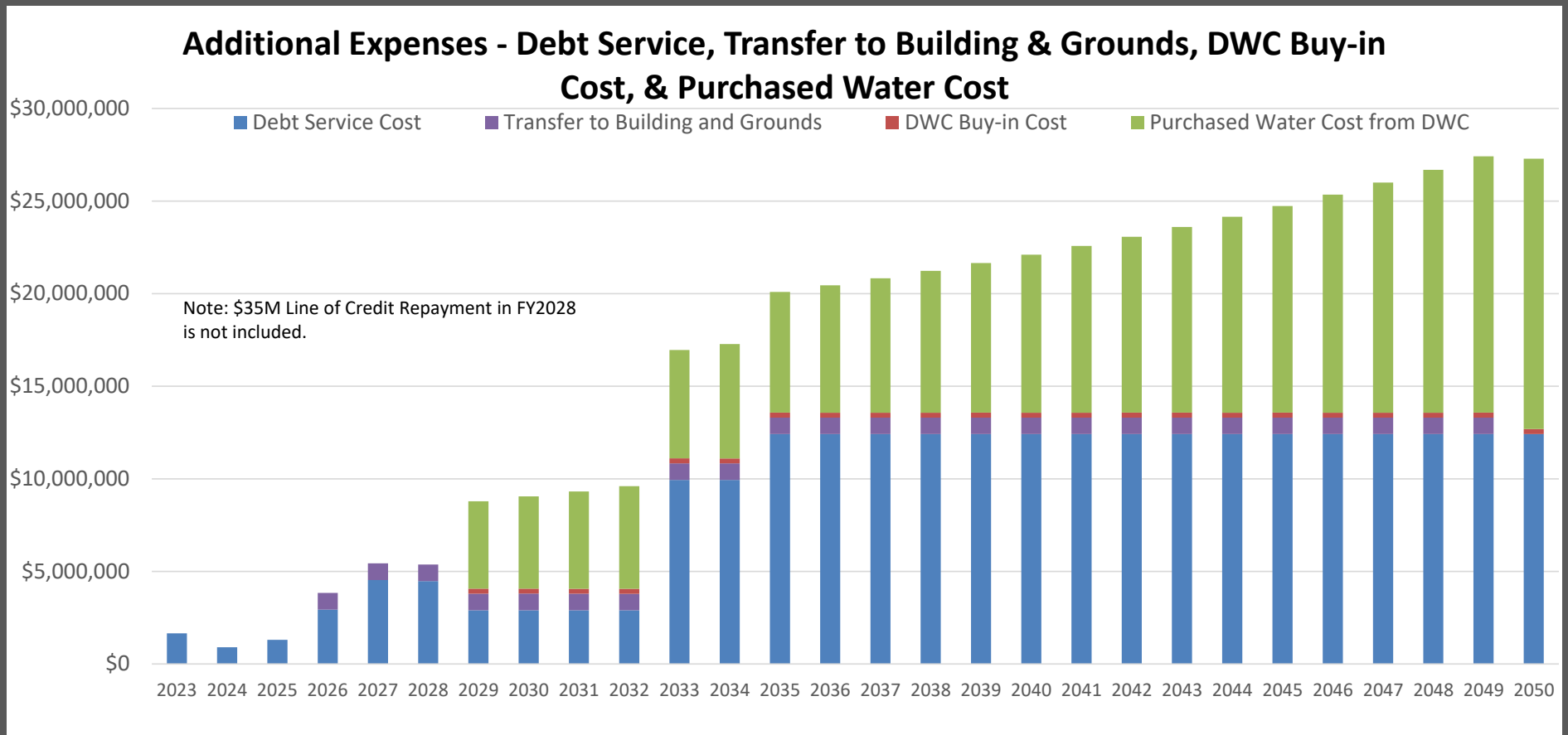
- Construction inflation has outpaced historical averages
- The City was mandated to replace all 10.7 miles of watermain in town that were constructed before 1980, at an estimated cost of ~\$26m
- Originally assumed wholesale water rate has been impacted by Chicago mayoral changes and negotiations between the DuPage Water Commission, Grand Prairie Water Commission (Joliet), and Chicago

# Timing of Project Expenditures



Note: \$35M Line of Credit repayment in FY2028 is not included.

# Timing of Project Expenditures



## Budget Assumptions - Water Revenue

- FY 23 Actual - \$3,900,000
- FY 24 Actual - \$4,400,000
- FY 25 Projected - \$5,600,000
- FY 26 Budgeted - \$7,000,000 (~25%)
- FY 27 Budgeted - \$8,800,000 (~25%)
- FY 28 Budgeted - \$10,600,000 (~20%)
- FY 29 Budgeted - \$12,700,000 (~20%)
- FY 30 Budgeted - \$15,200,000 (~20%)

## Five Year Water Rate Plan, Matching Budget

- All water rates shown are bi-monthly minimum fees plus the Water Infrastructure Fee for the first 350 cubic feet used, then a volumetric fee for every 100 cubic feet used
- FY 25 Actual - \$49.50 minimum fee + \$5.80 volumetric
- FY 26 Budgeted - \$58.27 minimum fee + \$7.28 volumetric
- FY 27 Budgeted - \$68.97 minimum fee + \$9.10 volumetric
- FY 28 Budgeted - \$79.67 minimum fee + \$10.92 volumetric
- FY 29 Budgeted - \$92.45 minimum fee + \$13.10 volumetric
- FY 30 Budgeted - \$107.73 minimum fee + \$15.72 volumetric



# Five Year Water Rate Plan, Matching Budget

000001051114000400286399

Tear on perforated line and return top portion with your check.  
Retain this portion for records.

## UNITED CITY OF YORKVILLE UTILITY BILL

ACCOUNT NUMBER	SERVICE ADDRESS	BILL DATE
0105111400-09	123 MAIN ST	04/30/2025

WATER / SEWER BILLING PERIOD		CURRENT CHARGES	
Current Reading Date:	04/08/2025	YBSD	<b>NOT IMPACTED</b> \$95.00
Previous Reading Date:	02/05/2025	WATER	<b>YES</b> \$88.10
Type of Reading:	ACTUAL	SEWER	<b>NOT IMPACTED</b> \$22.15
Current Reading:	132900	REFUSE	<b>NOT IMPACTED</b> \$40.64
Previous Reading:	131600	WINF FEE	<b>YES</b> \$16.50
Usage:	1300	SINF FEE	<b>NOT IMPACTED</b> \$8.00
Average Daily Usage in Cubic Ft.:	20.97	RINF FEE	<b>NOT IMPACTED</b> \$16.00
		PREVIOUS BALANCE	\$0.00

Total Due On/Before:	06/05/2025	<b>NO</b>	\$286.39
Total Due After:	06/05/2025	<b>NO</b>	\$315.03

Please see other side for additional service information.

### MESSAGE CENTER

[Annual Drinking Water Quality Report](#)

## Bill estimates shown on next slide!

- All fees listed are bi-monthly minimum fees, rolling the water infrastructure fee into the minimum fee
- Proposed plan keeps the first 350 cubic feet used as free to the user (i.e. rolled into the minimum fee)
- Any water used past 350 cubic feet in a billing cycle is billed at the volumetric rate listed per 100 cubic feet
- Calculations are given on a billing cycle basis, annualized basis over the five-year proposal, and total paid over the five-year proposal

# Bill estimates shown on next slide!

- Minimum residential user
  - Homes who use less than 350 cubic feet in a billing cycle
  - Roughly 11% of all users
- Average residential user
  - Homes who use between 351 cubic feet and 1000 cubic feet in a billing cycle
  - Roughly 41% of all users
- High residential user
  - Homes who use between 1001 cubic feet and 1600 cubic feet in a billing cycle
  - Roughly 24% of all users
- Average Yorkville restaurant
  - The average Yorkville restaurant uses 10,000 cubic feet in a billing cycle
- Large commercial user
  - The largest commercial water users in town use 70,000 cubic feet in a billing cycle

# Five Year Water Rate Plan, Matching Budget

Fiscal Year		Proposed Water Rates and Bill Impacts											
		Bi-Monthly Figures											
		Base Rate		Minimum		Average		High		Average Yorkville		Large	
		Infrastructure Fee	Rate per 100 cubic feet	Residential User Bill	% Increase	Residential User Bill	% Increase	Residential User Bill	% Increase	Restaurant's Bill	% Increase	Commercial User Bill	% Increase
25 (Previous)		\$49.50	\$5.80	\$ 50		\$ 87	0.0%	\$ 122		\$ 609		\$ 4,089	
26 (Current)		\$58.27	\$7.28	\$ 58	17.7%	\$ 106	21.1%	\$ 149	22.4%	\$ 761	24.9%	\$ 5,129	25.4%
27		\$68.97	\$9.10	\$ 69	18.4%	\$ 128	21.3%	\$ 183	22.4%	\$ 947	24.5%	\$ 6,407	24.9%
28		\$79.67	\$10.92	\$ 80	15.5%	\$ 151	17.6%	\$ 216	18.3%	\$ 1,133	19.7%	\$ 7,685	20.0%
29		\$92.45	\$13.10	\$ 92	16.0%	\$ 178	17.9%	\$ 256	18.5%	\$ 1,357	19.7%	\$ 9,217	19.9%
30		\$107.73	\$15.72	\$ 108	16.5%	\$ 210	18.2%	\$ 304	18.7%	\$ 1,625	19.8%	\$ 11,057	20.0%
Average Annual Bill				\$489		\$926		\$1,330		\$6,987		\$47,394	
5 Year Total Paid				\$2,443		\$4,631		\$6,652		\$34,936		\$236,968	

## Items to note – Five Year Water Rate Plan

- Rates for FY 26 are based on an assumed City Council approval in June 2025, for the billing cycle that begins July 1<sup>st</sup>.
  - If approval is delayed, each successive billing cycle missed costs ~\$300,000 in lost revenue that must be planned around

## Items to note – Five Year Water Rate Plan

- We are showing a five-year water rate plan, but WIFIA will require a 40-year water plan
  - 40-year plan is extremely unrealistic due to variance in community growth projections and WIFIA reserve standards

## Items to note – Five Year Water Rate Plan

- City Council will be able to review and revise the rates every year at time of budget
  - Best guess from City staff is that the five-year water rate plan will not change much in that timeframe, given WIFIA bond payments hitting in full in 2033
  - Possible positive factors for residents
    - Capital payments from large commercial users and data centers?
    - Bid prices for Lake Michigan water source project beat engineer's estimates
      - Conservative contingency amounts assumed throughout
    - When Joliet connects to Lake Michigan in ~2030, City should receive a more favorable wholesale rate than current assumptions

## Other rate plans considered by staff

- City staff spent weeks looking at as many as seven different rate structures. Final recommendation made to keep things most simple and in-line with what the City Council has done in the past.
- Lower base rate, higher volumetric rate
  - Minimally benefits minimal, average, and high residential users
  - Maximally hurts all restaurants and large commercial users
- Higher base rate, lower volumetric rate
  - Maximally hurts minimal and average residential users
  - Benefits restaurant and large commercial users
- Eliminate or phase out the 350 cubic foot free allocation
  - Maximally hurts minimal and average residential users
  - Minimally benefits restaurants and large commercial users



## Next Steps

• Discussion and Feedback by City Council - June 10, 2025

• Up for consideration by City Council - June 24, 2025

OR

Up for consideration by City Council, - July 2025  
with revenue impacts

# Questions?

Bart Olson

City Administrator

630-553-8537 office

[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)