

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 24, 2025

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Absent	
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	(electronic attendance)
Ward IV	Corneils	Present	
	Hyett	Present	(electronic attendance)

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

Staff in attendance electronically: City Administrator Olson and Finance Director Fredrickson.

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/83358169051?pwd=cxqjyfVJA71KGCMOyo3FaKoFYVptNt.1>.

The Zoom meeting ID was 833 5816 9051.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell has requested that Item #3 on the consent agenda, Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (2025 Stormwater Basin Inspections), be moved to the regular agenda under Public Works Committee Report.

PRESENTATIONS

**Introduction and Swearing-In of New Yorkville
Police Department Officer – Bret Johnson**

Chief of Police Jensen introduced Bret Johnson, and Mayor Purcell swore him in as a patrol officer for the Yorkville Police Department.

Data Center Presentation

City Administrator Olson provided a brief update on meeting dates, which was the only change made to the presentation since the last City Council meeting. *(See attached presentation)*

PUBLIC HEARINGS

1. Project Steel – Prologis (Data Center) – Annexation Agreement

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

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

- 1. Bill Payments for Approval
 - \$ 417,531.82 (vendors – FY 25)
 - \$ 3,157,396.97 (vendors – FY 26)
 - \$ 449,914.18 (payroll period ending 06/06/25)
 - \$ 4,024,842.97 (total)
- 2. **Resolution 2025-77** Approving an Engineering Agreement with Engineering Enterprises, Inc. (Countryside Lift Station Improvements – Design Engineering) – *authorize the Mayor and Clerk to execute* (PW 2025-61)
- 3. **Resolution 2025-78** Approving a Change Order Relating to the Eldamain Water Main Loop – South – *authorize the Mayor and City Clerk to execute* (PW 2025-63)

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

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

REPORTS

MAYOR’S REPORT

Ordinance 2025-52 **Amending School Transition Fees**
(CC 2025-50)

Mayor Purcell entertained a motion to approve an Ordinance Amending School Transition Fees and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Corneils.

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

PUBLIC WORKS COMMITTEE REPORT

Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (2025 Stormwater Basin Inspections)
(PW 2025-62)

Alderman Soling made a motion to table this item to the July 15, 2025, Public Works Committee meeting; seconded by Alderman Koch.

Motion unanimously approved via a viva voce vote.

Resolution 2025-79 **Approving a Bid to Construct a 1,500,000 Gallon Standpipe, Related Water Mains, and Other Site Improvements (South Receiving Station Standpipe)**
(PW 2025-50)

Alderman Soling made a motion to approve a Resolution Approving a Bid to Construct a 1,500,000 Gallon Standpipe, Related Water Mains, and Other Site Improvements (South Receiving Station Standpipe) and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

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

Resolution 2025-80

**Approving an Engineering Agreement with
Engineering Enterprises, Inc. (South Receiving
Station Standpipe – Construction)
(PW 2025-51)**

Alderman Soling made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station Standpipe – Construction) and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

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

Resolution 2025-81

**Approving the Release of a Performance
Guarantee Bond Related to Ashley
Pointe (Prestwick) Subdivision
(PW 2025-64)**

Alderman Soling made a motion to approve a Resolution Approving the Release of a Performance Guarantee Bond Related to Ashley Pointe (Prestwick) Subdivision, contingent upon the transfer of property to the United City of Yorkville and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Independence Day Celebration

Parks and Recreation Director Evans reported that the Independence Day Celebration will take place on Friday, July 4, 2025. The parade will begin at 9:00 am at Yorkville High School and end at Town Square Park. Fireworks will begin at dusk and will be shot off near the corner of Route 47 and Countryside Parkway.

FORE! Yorkville Golf Outing

Parks and Recreation Director Evans thanked everyone who participated and helped at the FORE! Yorkville Golf Outing. He shared that it was a great day.

**Resolution Authorizing the Purchase of Playground
Equipment from Playcraft Systems in an Amount
Not to Exceed \$104,150.25 (Cannonball Ridge Park)
(CC 2025-52)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Playground Equipment from Playcraft Systems in an Amount Not to Exceed \$104,150.25 (Cannonball Ridge Park) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Koch.

Alderman Funkhouser expressed his belief that the color palette chosen by the Park Board does not match the neighborhood. He recommends switching to the second option in the packet. Alderman Soling mentions that the bright colors attract children. Alderman Funkhouser added that he can provide studies comparing bright colors to cool, calming colors. Alderman Koch asked for Alderman Marek's opinion, since it is his ward as well. Alderman Marek shared that his family makes a point to visit all of the city's parks. He said his kids have never enjoyed any park more than others in terms of color. He thinks parks are starting to lean toward brighter designs, but doesn't have a strong opinion either way.

Alderman Funkhouser made a motion to amend the playground equipment purchase to option #2 as presented in the packet materials; seconded by Alderman Corneils.

Motion to amend approved by a roll call vote. Ayes-4 Nays-1 Present-2
Marek-present, Hyett-aye, Koch-aye, Plocher-present,
Funkhouser-aye, Corneils-aye, Soling-nay

Main motion with amendment fails by a roll call vote. Aye-2 Nays-3 Present-2
Hyett-nay, Koch-nay, Plocher-present, Funkhouser-aye,
Corneils-aye, Soling-nay, Marek-present

PLANNING AND ZONING COMMISSION

Ordinance 2025-53

**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 Corneils; seconded by Alderman Koch.

Community Development Director Barksdale Noble explained at the last meeting that there was a request to revise two parts of the text amendment. Staff had previously recommended a building-to-building separation, meaning a data structure from one building to another, in a residential or commercial context. The request was to measure the distance from the structure to the residential or commercial lot line. After comparing the staff's previous recommendation with the new suggestion of measuring from the structure to the residential or commercial lot line, the staff continues to recommend the structure-to-structure approach. The second component involved fencing standards, which aimed to prohibit the use of chain-link and barbed wire fencing around the entire property. There was also a recommendation to add a new fencing material option of a rigid material, which staff does not oppose. However, staff does not recommend prohibiting chain-link or barbed wire fencing around substations, as developers cannot control fencing around substations once easements are granted to ComEd. Mayor Purcell requested clarification on whether the exterior fencing would be of higher quality, based on the proposed language, which was confirmed. Mayor Purcell then took a head count on both changes and moved forward with the main motion without any amendments.

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

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)**

Ordinance 2025-54

**b. Amending Water Service
Rates and Charges**

Mayor Purcell entertained a motion to approve an Ordinance Amending Water Service Rates and Charges and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Soling.

Alderman Funkhouser mentioned that the Council has been discussing rate increases for over ten years. The City is currently paying on bonds and will soon be paying on new bonds as well. He emphasized that this is necessary and unrelated to the data centers.

Motion approved by a roll call vote. Ayes-6 Nays-0 Present-1
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye,
Soling-present, Marek-aye, Hyett-aye

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

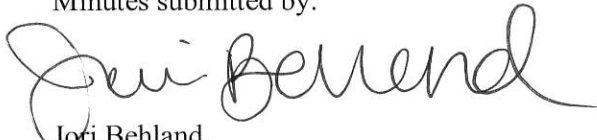
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:39 p.m.

Minutes submitted by:

A handwritten signature in black ink, appearing to read "Jori Behland". The signature is fluid and cursive, with the first name "Jori" and last name "Behland" clearly distinguishable.

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 24, 2025

7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Craig Soling, Alderman;

5 Mr. Arden Joe Plocher, Alderman;

6 Mr. Chris Funkhouser, Alderman;

7 Mr. Matt Marek, Alderman;

8 Mr. Rusty Hyett, Alderman;

9 Mr. Rusty Corneils, 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
5 1804 North Naper Boulevard, Suite 350
6 Naperville, Illinois 60563
7 (630) 682-0085

8 appeared on behalf of the United City of
9 Yorkville;

10 ANCEL, GLINK, P.C.

11 BY: MR. KURT S. ASPROOTH
12 140 South Dearborn Street, Suite 600
13 Chicago, Illinois 60603
14 (312) 604-9139

15 appeared on behalf of the Petitioner,
16 Project Steel-Prologis.

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REPORTED BY: Christine M. Vitosh

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

I N D E X

WITNESS:

PAGE

J.C. WITT

7

KURT S. ASPROOTH

9

KATIE FRASER

15

CHUCK OVERFRANK

32

WALT STAGNER

35

JOHN ROSE

37

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing, commencing at 7:16 p.m.
4 as follows:)

5 MAYOR PURCELL: 7:16. I will open the
6 public hearing for the Project Steel-Prologis
7 Data Center annexation agreement. So the public
8 hearing is now open.

9 Were we going to have somebody do a
10 presentation or talk a little? What's -- Krysti,
11 tell me, please.

12 MS. NOBLE: The petitioner is here to do
13 their presentation. If you like I can do a --

14 MAYOR PURCELL: Why don't you start with
15 whatever and then turn it over to them, and
16 just -- the only thing we ask, you probably know
17 this, but when you get up there, just please
18 state your name for the record.

19 MS. NOBLE: So the petitioner is
20 Prologis and they are seeking to annex 16
21 parcels totaling about 540 acres to the City of
22 Yorkville for a master plan high tech data center
23 campus.

24 In addition to annexation, the

1 petitioner, as Bart mentioned, is going to
2 request rezoning to the M-2 District, looking for
3 a special use for a planned unit development and
4 approval of a preliminary PUD plan.

5 Tonight's meeting, the data center
6 campus plan, has been revised from the initial
7 one presented. The revised plan shows a phased
8 development plan of 18 two-story buildings
9 totaling about 6.8 million square feet.

10 The petitioner is here tonight to
11 overview their project, and we can also talk
12 about the draft annexation agreement, which is
13 attached to the packet as well.

14 MAYOR PURCELL: Krysti?

15 MS. NOBLE: Yes.

16 MAYOR PURCELL: How many square feet did
17 you say?

18 MS. NOBLE: 6.8 million square feet.

19 MAYOR PURCELL: With all the buildings?

20 MS. NOBLE: Correct.

21 MAYOR PURCELL: Thank you very much.

22 Okay.

23 Please step up there. We run this a
24 little informal, where you give your

1 presentation, we are going to ask questions,
2 sometimes members of the public might have
3 questions. If you are able to answer those, go
4 ahead. Okay?

5 MR. WITT: Perfect.

6 MAYOR PURCELL: Thank you.

7 J.C. WITT,
8 testified before the City Council as follows:

9 MR. WITT: Good evening, and thank you
10 for the time. My name is J.C. Witt. I run
11 investments for Prologis in the greater Chicago
12 area around data centers, and I am here today to
13 give a little intro on who Prologis is, and I am
14 joined by Clare Chandler, and then Katie Fraser
15 is also dialed in here.

16 So Prologis is a company, global
17 real estate company we like to say with local
18 presence. We own about 1.3 billion square feet
19 of industrial and data center space across the
20 globe.

21 We have been building data centers
22 since 1999 and we have currently about 30 data
23 centers in our portfolio across the United
24 States.

1 We have a pipeline of about -- that
2 number is a little outdated, but two and a half
3 billion in data centers right now that are under
4 construction to add to our portfolio, and A rated
5 company, been around for the better part of
6 40 years doing construction, owning it and
7 leasing it to tenants.

8 We have a local presence in the
9 greater Chicago area that -- in that bottom I 55
10 number is wrong, we had a fat finger there with
11 an extra three, but we have an aggregate total
12 inventory of about 83,000,000 square feet of
13 predominantly industrial with a sprinkling of
14 data center, mainly around the O'Hare Airport
15 submarket.

16 We are an active member in all the
17 communities we invest in. We have active
18 volunteering for Toys for Tots, Boy Scouts for
19 America. We do have an impact day every year.

20 And this is a picture from us doing
21 a feed at the food bank in the greater Chicago
22 area, and I'll pass it over to here to Kurt to
23 get into some of the details of the project.

24 MAYOR PURCELL: Thank you very much.

1 KURT S. ASPROOTH,
2 testified before the City Council as follows:

3 MR. ASPROOTH: Thanks J.C. My name is
4 Kurt Asprooth, I am an attorney with the law firm
5 of Ancel, Glink, I represent Prologis, and we are
6 excited to be here tonight to introduce Project
7 Steel.

8 We are going to give kind of just a
9 very high level overview; obviously this is kind
10 of the start of our process. As we've heard,
11 there's going to be several more hearings as we
12 go through here.

13 Try not to be too redundant. The
14 staff memo, your packet, is very comprehensive as
15 well. I won't try to cover all of that here in
16 this kind of high level overview.

17 So the property in question is about
18 540 acres, it's highlighted in orange on this
19 slide here, generally bounded by Galena Road on
20 the north, Corneils Road on the south and
21 Eldamain on the west.

22 Currently the property is generally
23 farmland. It's bisected by ComEd transmission
24 lines that feed into that subsection there south

1 of Corneils Road, which is highlighted in blue.

2 So for the overall site plan,
3 Prologis is proposing 18 data center buildings;
4 build this in three phases, six buildings for
5 each phase. Each phase will have its own
6 electrical substation.

7 Each phase is also going to be
8 independent, it's going to have its own public
9 improvements, retention ponds, roads and things
10 of that nature.

11 To deliver this value, this level of
12 investment in the City of Yorkville, United City
13 of Yorkville here, we are seeking to annex all of
14 that property into the center.

15 As was mentioned, we are seeking to
16 rezone that to the M-2 district, along with a
17 planned unit development and a preliminary plan
18 as well.

19 So generally we believe this is
20 consistent with the City's Comprehensive Plan.
21 This whole corridor along Eldamain has been
22 designated as kind of an industrial M-2 corridor
23 here, and as Council has heard from other
24 presentations, there is other data center

1 interest in this same area with the Project
2 Cardinal project to the north and CyrusOne
3 project to the south, so this kind of fits in
4 with that general corridor along Eldamain here
5 that is developing as kind of a data center
6 corridor overall.

7 This is kind of the first elevation
8 here, just kind of a conceptual rendering of what
9 that campus is going to look like. Each data
10 center building would be two stories tall between
11 60 and 70 feet in height.

12 They are primarily going to be
13 used -- built using concrete, tilt-up concrete
14 panels, metal panels, materials that are very
15 consistent in data centers across the country.

16 There is going to be some
17 enhancements along some of those frontages there,
18 and Eldamain, Corneils Road, to make sure that we
19 are complying with the City's enhanced -- I
20 believe it's the gateway area there, so that we
21 make sure this looks nice for those important
22 rights-of-way that the city has along this area.

23 You can see there's also going to be
24 internal access drives for each building, along

1 with some equipment yards adjacent to the
2 building, and then we'll have rooftop mechanical
3 on the east that's going to be fully screened
4 there to the full height.

5 This is just another elevation, it's
6 going to show what the proposed data center
7 buildings would look like from kind of eye level
8 here. You can see we are going to have
9 landscaping around the outside of the building
10 and through the parking areas.

11 The goal here is to make sure that
12 this looks attractive if anybody is going to be
13 looking at it from any of those roads. We are
14 really committed to making this kind of an
15 architecturally and aesthetically pleasing
16 development.

17 That's kind of a high level
18 overview. We are certainly happy to answer any
19 questions. Look forward to any feedback from the
20 Council. We look forward to working with --
21 continuing to work with the City on this project.

22 MAYOR PURCELL: Thank you. Anyone else
23 from your group have anything to offer?

24 MR. ASPROOTH: That's all we have.

1 MAYOR PURCELL: Okay. Questions,
2 comments, from the Council? Mr. Funkhouser?

3 ALDERMAN FUNKHOUSER: Why are you
4 looking at me?

5 MAYOR PURCELL: Well, you looked at me.

6 ALDERMAN FUNKHOUSER: Just a couple of
7 quick questions. So I note that the -- part of
8 Beecher is being --

9 MAYOR PURCELL: Make sure you talk into
10 the mic, please.

11 ALDERMAN FUNKHOUSER: Part of Beecher is
12 being vacated per your plan, you are looking to
13 have Beecher on the far east side of the
14 property.

15 That's the only road that you would
16 have that is part of our comprehensive planning
17 of transportation connecting this corridor, is
18 the realigned Beecher Road.

19 Is that -- Would that be fully
20 approved by the plan with the realignment that's
21 being proposed?

22 MR. ASPROOTH: Yes.

23 ALDERMAN FUNKHOUSER: Okay. And then we
24 have imposed hundred foot landscape buffers

1 around perimeters of other developments that have
2 come in for data centers.

3 It doesn't appear that there is a
4 hundred foot, maybe 60-foot buffer, around
5 perimeters.

6 Would you be looking at doing the
7 hundred foot as has been imposed on the other
8 projects as well?

9 MR. WITT: Yes, Chris. I haven't looked
10 at it in detail, but yes, we would be fine with
11 being in align with the other projects that have
12 been --

13 MAYOR PURCELL: So can I ask a question?
14 If you are going to answer, could you step to the
15 mic, please?

16 MR. ASPROOTH: Sorry.

17 MR. WITT: Sorry.

18 MAYOR PURCELL: Sorry, just want to make
19 sure.

20 MR. ASPROOTH: Of course. Of course.

21 MAYOR PURCELL: The attorney
22 understands.

23 MR. WITT: Yes. So to your question,
24 yeah, our idea would be to be in line with the

1 other projects that have been approved. I
2 couldn't tell you in detail looking at the plan
3 where specifically you are saying we are inside
4 the hundred feet, but we can look at those
5 specific areas.

6 ALDERMAN FUNKHOUSER: So the perimeter
7 berming, landscape and hundred foot, you would
8 look to --

9 MR. WITT: Yes.

10 ALDERMAN FUNKHOUSER: And staff would
11 work with you. Okay.

12 And then issues of building height.
13 The restriction within the 1500 foot of
14 residential, the 70 foot, you are good being
15 compliant, or will be compliant with that, or is
16 that an issue for you moving forward?

17 MR. WITT: I am -- Katie, I know you are
18 on the phone. I know you have been more in the
19 weeds on that. Do you mind?

20 KATIE FRASER,
21 testified before the City Council as follows:

22 MS. FRASER: Yes. And to answer the
23 first -- to reiterate the first question on
24 landscaping, we have the hundred foot buffer and

1 we are more than happy to provide that, and for
2 what would be -- what was the next one? The
3 building height. So yeah, for the building
4 height, for all mechanical equipment, all 70 feet
5 that's been requested by City staff.

6 ALDERMAN FUNKHOUSER: And then your
7 buildings, are you primarily using air-cooled
8 technology, or what is the type of methodology
9 you are using for that?

10 MR. WITT: Yeah, great question, and I
11 know there was some preliminary questions, too,
12 about there being an end customer, and so I would
13 think both of those are linked.

14 The way we -- the way we think these
15 projects are most successful is kind of creating
16 a site plan and a design that is most flexible to
17 those customers to come in and create kind of
18 what they have and their specific design needs,
19 and so at this point in time, the actual cooling
20 design has not been finalized for the buildings,
21 and that gets kind of more refined as we move
22 further along in the process and we get a lot
23 more closer feedback to some of those end use
24 customers.

1 ALDERMAN FUNKHOUSER: And that's a good
2 point you have made, is you are not the end user,
3 you are basically just a landlord to say for the
4 users that are going to be leasing your space
5 within the buildings.

6 MR. WITT: That's correct. Yep, yep.
7 Just like all of our industrial, we will buy the
8 land, build the building, and building the
9 building could come all the way down to the
10 server rack on these data centers, and then we
11 will lease that to these users for long-term
12 leases and stay on as the owner.

13 ALDERMAN FUNKHOUSER: And for this site,
14 as I look at it, I do think it is a very dense
15 site for the amount of buildings, amount of
16 square footage, on this one.

17 Looking at the access, the private
18 drives that are through this, have you had
19 conversations with the fire department, or does
20 the staff know, have we had those conversations,
21 are they comfortable with building separation,
22 drive access, et cetera, even through the private
23 facilities?

24 MS. NOBLE: We have. They were part of

1 a planning council review and they had not
2 expressed any concerns.

3 ALDERMAN FUNKHOUSER: That's it for now.

4 MAYOR PURCELL: I want to follow up if I
5 could. The question regarding the cooling
6 systems, are we including in our ordinance that
7 they should be air cooled versus water cooled?

8 MS. NOBLE: No, we do not have a
9 requirement from the land planning aspect on the
10 technology of air cooled versus water cooled.

11 Brad can talk to you more from the
12 engineering perspective.

13 MR. SANDERSON: It's our understanding
14 that a lower intensity water use is being
15 presented, so the exact technology probably is
16 still to be determined, but it's not a water
17 intensive cooling system that's being proposed,
18 and I believe it will be in one of the
19 agreements, but perhaps not in the annexation
20 agreement.

21 MR. WITT: Yes, I can make a comment on
22 that.

23 MAYOR PURCELL: Please.

24 MR. WITT: So throwing air cooled and

1 water cooled around kind of is a very broad brush
2 statement for the cooling system.

3 So I could say we're doing water
4 cooling here, we would actually be using less --
5 we could be using less water than an air cooled
6 system because they have closed loop water
7 systems where it stays in one loop and doesn't
8 evaporate at all, where the air cooled systems
9 use some evaporation, so it just -- they all
10 depend on the specifics of those buildings and
11 the design, but to Brad's point, we are going to
12 work within the confines of the actual water
13 availability, and it's not a heavy water usage.

14 MAYOR PURCELL: Okay. Well --

15 ALDERMAN FUNKHOUSER: That would
16 clarify. My intent was it's a lesser intense
17 water use.

18 MR. WITT: Yes, yes.

19 ALDERMAN KOCH: And is that water in the
20 cooling or is that a glycol-type thing?

21 MAYOR PURCELL: Ken, talk into your mic,
22 please.

23 ALDERMAN KOCH: Is that a glycol-type
24 system or is it water, purely water?

1 MR. WITT: Just purely water, yep.

2 MAYOR PURCELL: Okay.

3 MR. WITT: It gets treated for
4 demineralization, but it's just water.

5 MAYOR PURCELL: Okay. Thank you on
6 that. And then, Chris, you -- and I am not
7 trying to pick a battle here, but you said you
8 thought it was an intense -- not for the water,
9 but just a higher density or more square footage?

10 I did 6.8 million on whatever my
11 math is, 23 and a half million square feet. Is
12 that what 540 acres is, 23 and a half million, is
13 it 43 540 per acre? Yeah, so I mean that's -- I
14 don't know, that doesn't seem real --

15 ALDERMAN FUNKHOUSER: I'm just looking
16 at, you know, the other two data centers that
17 have brought plans forward and the percentage of
18 open space that is on those two plans.

19 This one doesn't have -- If you just
20 take the square footage, it's not an actual
21 apples to apples because that's gross square
22 footage, that's not your actual land square
23 footage that you are taking up, so that's kind of
24 a hard number to just take that 6.7 mil -- or

1 6.8 --

2 MAYOR PURCELL: Eight.

3 ALDERMAN FUNKHOUSER: -- million and
4 then the 17 million, you have to take the actual
5 open space.

6 MAYOR PURCELL: Okay.

7 ALDERMAN FUNKHOUSER: And just looking
8 at -- So that's where your number -- I understand
9 where you are coming from --

10 MAYOR PURCELL: Yeah.

11 ALDERMAN FUNKHOUSER: -- just taking the
12 square footage of the buildings, but it's the
13 footprint on the site.

14 MAYOR PURCELL: Okay.

15 ALDERMAN FUNKHOUSER: I am looking at
16 impervious to pervious types of uses on the site.

17 MAYOR PURCELL: Okay. Thank you. Other
18 Aldermen have questions?

19 (No response.)

20 MAYOR PURCELL: I have a couple more.
21 Do you have a decommissioning plan?

22 MR. WITT: Not at this time, but we will
23 as part of the process.

24 MAYOR PURCELL: Okay. I brought this up

1 at the previous hearing, I know you weren't
2 necessarily here, maybe you were paying
3 attention, maybe you weren't, doesn't really
4 matter, but I asked the same question there.

5 I just think that as the technology
6 changes, no different way than the way solar
7 fields have decommissioning plans, I think it's
8 important, so I appreciate that.

9 What do you plan on doing if this is
10 not built out here in 15 or 20 years?

11 MR. WITT: If the -- Like if we only
12 built out part of the --

13 MAYOR PURCELL: Yeah, let's say you
14 built out a third of it. As the technology
15 changes, you know, all the time.

16 MR. WITT: So I don't -- So we hear this
17 a lot, technology changing. I think that the --
18 what the core value here is the -- is the
19 existing power infrastructure, which isn't going
20 to change.

21 You know, there could be a world, to
22 your point, that you don't need as many buildings
23 to utilize the same amount of power, and in that
24 case, to Chris's question, you would want to say

1 have just a less dense site, but in our world,
2 like when we're actually leasing these buildings,
3 we are doing it kind of on a power perspective,
4 not necessarily on a building square foot
5 perspective, so we're getting to kind of similar
6 economics by utilizing that power, maybe not
7 utilizing the whole footprint.

8 MAYOR PURCELL: Okay. But -- go ahead.

9 MR. WITT: Maybe to answer the question,
10 another question, we don't have an alternate use
11 for the site.

12 MAYOR PURCELL: Okay.

13 MR. WITT: Yeah.

14 MAYOR PURCELL: Okay. If you didn't
15 fill it out in 20 years, would you consider
16 donating the remainder of the land to the city?

17 MR. WITT: Yeah, I think if we utilize
18 all the power and then there is excess -- excess
19 land, I think that's definitely something we
20 could look into.

21 MAYOR PURCELL: Okay. I don't know that
22 I will be here. You will probably be doing this,
23 you look pretty young, but I don't know that I
24 will be here.

1 MR. WITT: Yeah.

2 MAYOR PURCELL: But okay. And then I
3 think maybe Bart has asked this of you, but I
4 would strongly, strongly encourage that your
5 first phase be in the Yorkville School District.

6 I think that would be more favorably
7 received by myself, I can't speak for the
8 Aldermen, but definitely by myself and my
9 community, so just keep that in the back of your
10 minds, please.

11 And then any -- maybe you're not
12 public with this or not, but if this were fully
13 built out, what kind of dollar value do you put
14 on this project?

15 MR. WITT: It's in the billions, and it
16 depends on what you are measuring. So the users
17 themselves are probably going to be investing,
18 you know, it could be upwards of a billion per
19 building depending on what they are putting in
20 the building, so --

21 MAYOR PURCELL: Okay.

22 MR. WITT: -- it's a sizable number.

23 MAYOR PURCELL: Okay.

24 MR. WITT: And we will get -- again, as

1 we refine this and get closer, we will give you
2 all some estimates on tax projections, too.

3 MAYOR PURCELL: Okay. So you don't have
4 those yet then?

5 MR. WITT: I don't. No, we don't.

6 MAYOR PURCELL: Okay. For the property
7 taxes, and also will you have them for your
8 projected utility taxes, too?

9 MR. WITT: Yes.

10 MAYOR PURCELL: Okay.

11 MR. WITT: Yeah, we can include that,
12 yeah.

13 MAYOR PURCELL: Okay. And when did --
14 You said three phases. When would you expect
15 construction to begin on the first phase?

16 MR. WITT: About two years.

17 MAYOR PURCELL: About two years from
18 approval?

19 MR. WITT: Yeah.

20 MAYOR PURCELL: And what is it, a
21 two-year process?

22 MR. WITT: It's not as much a two-year
23 process, it's about a two-year lead time to get
24 the equipment to actually be installing.

1 Most of the equipment you're going
2 to install, first of all, the electrical
3 equipment and getting an interconnection with
4 ComEd, and so that's going to drive a lot of the
5 process.

6 We don't want to -- you don't want
7 to do any site mass grading and have erosion
8 issues when you are not going to use it for, you
9 know, a year or so after, and so you want to make
10 sure that's lined up with when you're actually
11 going to land the energization of the on-site
12 substation and, therefore, the buildings.

13 MAYOR PURCELL: Okay. And then once you
14 start the -- So if -- let's say this gets
15 approved January 1, if it gets approved, I know
16 we have some things to discuss still, from then
17 it's two years before you start construction?

18 MR. WITT: Before you -- yeah, before
19 you have trucks out there doing a lot of mass
20 grading, yeah.

21 MAYOR PURCELL: And then from the point
22 you start construction, approximately how long
23 until one of these facilities would be open?

24 MR. WITT: Year, 18 months. 18, 20

1 months, yeah.

2 MAYOR PURCELL: Okay. So four years
3 out, something like that?

4 MR. WITT: Yeah. Yeah.

5 MAYOR PURCELL: Okay. And this was
6 asked at the last meeting, and I don't understand
7 the rules with the state, but one of the members
8 I think on Zoom asked do you work with organized
9 labor on this and the unions, do you get some
10 type of agreement with them?

11 MR. WITT: It's a good question. I
12 don't know the answer to that. I can get that
13 for you.

14 MAYOR PURCELL: Okay. Because I have
15 been asked that several times. We've got some
16 good union people in the area --

17 MR. WITT: Yeah.

18 MAYOR PURCELL: -- a lot right here in
19 the community --

20 MR. WITT: Yeah.

21 MAYOR PURCELL: They're -- some of them
22 are actually looking forward to working on these
23 projects --

24 MR. WITT: Yeah.

1 MAYOR PURCELL: -- so I'd like to make
2 sure. Okay.

3 MR. WITT: So all of our work -- To my
4 knowledge, all of our work existing in the
5 greater Chicago area has had union labor on the
6 projects, so --

7 MAYOR PURCELL: Okay. That's -- That's
8 fantastic.

9 MR. WITT: But I will get that answer
10 for you. I don't know.

11 MAYOR PURCELL: No, I appreciate it. I
12 just -- These are things I hear from the public
13 and I ask.

14 And then the other thing that is
15 important to me and I guess, therefore, the city
16 as well, we have a real challenge with our school
17 system, and it's a positive thing, our schools
18 are growing because the community is growing, and
19 I would rather be growing than dying like
20 Chicago, for example, but with growth comes the
21 need for future buildings and expansions, so I
22 would like you to consider having a negotiation
23 with the school district, and we would like to be
24 involved with those conversations and have you

1 write an upfront check to the school district to
2 help pay for their building expansions.

3 MR. WITT: Okay. Understood.

4 MAYOR PURCELL: So it's very important
5 to me. I cannot express that enough.

6 I have been here my whole life, I've
7 seen this before, where the town grows and there
8 is need for schools, and I want the school system
9 to be able to get it right, and I think this is
10 an opportunity for you. You talk about how you
11 give back to the community, this is a great
12 opportunity.

13 MR. WITT: Yeah.

14 MAYOR PURCELL: So, Aldermen, any
15 Aldermen have other questions?

16 (No response.)

17 MAYOR PURCELL: Okay. I am going to
18 open it up to anyone in the public. First anyone
19 here in the meeting, anyone have any questions?
20 If you do, please step forward to the microphone
21 and ask away.

22 (No response.)

23 MAYOR PURCELL: Nobody here at the
24 meeting?

1 (No response.)

2 MAYOR PURCELL: Okay. How about -- Oh,
3 Mr. Koch.

4 ALDERMAN KOCH: Just one more. So the
5 process, once it's approved from us, what do you
6 factor for getting the agreement with ComEd?

7 MR. WITT: Yeah, good question. We are
8 in -- ComEd is doing cluster studies now to
9 organize some of their approval process. We are
10 in the third cluster with them. We have been in
11 that cluster for the better part of like three,
12 four months now.

13 We expect an initial feedback from
14 them at the -- in the fall, so October-ish
15 timeline, and they are going to give us more
16 directive at that time as to what's -- what the
17 next milestone timeline is going to be.

18 ALDERMAN KOCH: So for my education
19 then, is each data center project like on its own
20 or are they all in that same kind of cluster?

21 MR. WITT: The way they're doing it is
22 they are doing -- they are grouping them by
23 clusters of area, because they are looking at
24 grade improvements for how they impact each

1 other, because it doesn't make a whole lot of
2 sense to look at one when one is happening right
3 next door and you are not reviewing that in your
4 grade improvement, so they are clustering them
5 together and looking at all those and how they
6 impact the grid and what the cost is going to be
7 per project to get them up and running.

8 ALDERMAN KOCH: Thank you.

9 MAYOR PURCELL: Other questions from
10 Aldermen?

11 (No response.)

12 MAYOR PURCELL: Craig, did you have
13 something? Please.

14 ALDERMAN SOLING: As far as your water
15 discharge goes to the sanitary district, I asked
16 the question last time, too, and I just want to
17 reiterate, there is no heavy metals, there is no
18 glycol, there is no -- nothing that neighbors
19 really need to be concerned about, correct?

20 MR. WITT: No. No.

21 ALDERMAN SOLING: And do you have an
22 idea of what your discharge is per building
23 roughly?

24 MR. WITT: I don't have that number in

1 front of me. Katie, I know you are in the front,
2 I don't know if you maybe have that number.

3 MS. FRASER: No, I don't have that handy
4 at the moment, but we can get back to you on that
5 and get a more final answer.

6 ALDERMAN SOLING: Thank you.

7 MAYOR PURCELL: Thank you, Craig. I'm
8 just looking over my notes here.

9 Are there any questions from anyone
10 on Zoom?

11 (No response.)

12 MAYOR PURCELL: No? Any other Aldermen?
13 I have another question, but any other Aldermen
14 have questions?

15 ALDERMAN KOCH: John.

16 MAYOR PURCELL: Oh, I'm sorry. Please
17 step to the microphone. I'm sorry, I didn't see
18 you there.

19 MR. OVERFRANK: Sorry, I was just
20 thinking about this.

21 MAYOR PURCELL: That's what I'm doing,
22 too. I'm thinking as we're going.

23 CHUCK OVERFRANK,
24 testified before the City Council as follows:

1 MR. OVERFRANK: Chuck Overfrank
2 (phonetic), I'm a resident of Yorkville. I was
3 curious, in one of the pictures, it looks like
4 you might have a battery storage system; is that
5 correct?

6 MR. WITT: I can answer that. No
7 battery storage system. What you might have seen
8 is a contained generator unit, looks kind of like
9 a battery from afar, but it's actually a
10 contained -- enclosure around a generator.

11 MR. OVERFRANK: There is a series of --

12 MR. WITT: Yep, there is a series of
13 those generators running alongside the building,
14 yeah. No batteries.

15 ALDERMEN KOCH: Couple more.

16 MAYOR PURCELL: Go ahead.

17 ALDERMAN KOCH: So to follow up on that,
18 so as technology gets better, if the battery
19 systems would become, you know, a good thing to
20 have, would you guys be able to add them to
21 these, or is once your project is built, it's not
22 really possible?

23 MR. WITT: You mean for the backup
24 generation?

1 ALDERMAN KOCH: Yeah, if you want to put
2 some sort of battery system in.

3 MR. WITT: Yeah, you could. You could
4 easily switch out those generators. I mean, the
5 area they sit in, you could easily take out those
6 bays for a battery unit.

7 The battery technology is pretty far
8 off from what they would need for a long-term
9 viability of generation at this point. I mean,
10 those generators will last you about three days;
11 if you have a battery the same size it will last
12 you about an hour, so I mean, it's a pretty big
13 gap right now.

14 ALDERMAN KOCH: No, I knew that --

15 MR. WITT: Yeah.

16 ALDERMAN KOCH: -- I'm just wondering,
17 because going forward I think you might see --

18 MR. WITT: Hopefully.

19 ALDERMAN KOCH: -- a lot of research and
20 development into that.

21 MR. WITT: Yeah.

22 ALDERMAN SOLING: One more at the end of
23 that, are those diesel generators or are they
24 natural gas?

1 MR. WITT: Yes, they are diesel. Yes.

2 MAYOR PURCELL: Other questions?

3 (No response.)

4 MAYOR PURCELL: So I have a couple more.

5 Oh. Step forward, please, to the microphone,
6 and, again, just state your name and ask the
7 question.

8 WALT STAGNER,
9 testified before the City Council as follows:

10 MR. STAGNER: My name is Walt Stagner.
11 I live here in Yorkville. I've got a couple
12 questions.

13 Will these buildings, the data
14 centers, be isolated somehow from the power grid?
15 How does the power grid that these buildings use
16 interface to everything else? And what happens
17 if the grid goes down, do these buildings go
18 down, too, or are you on a separate power
19 situation?

20 MR. WITT: Good question. So the
21 buildings are connected to the grid and then the
22 diesel generators that we were discussing a
23 minute ago would be what would come in place if
24 the grid goes down.

1 MR. STAGNER: And how long -- okay. So
2 I guess that was sort of asked before. So it
3 would run either until you run out of fuel, is
4 that how that works?

5 MR. WITT: Ideally the grid would come
6 on before that, but you would then have a
7 refueling event if it wasn't coming on within a
8 three-day period.

9 MR. STAGNER: And maybe I missed
10 something, but does the City get to know who the
11 people are that are renting the space?

12 MR. WITT: Yes, they will. Yes.

13 MR. STAGNER: Because I've interfaced
14 with some of the people that have done the data
15 centers in DeKalb, and I'm not sure that that's
16 common knowledge among the people that live
17 there, who is actually occupying the data
18 centers, for example, besides Facebook.

19 MR. WITT: You mean who is --

20 MR. STAGNER: Who the tenants are that
21 actually have the equipment inside the data
22 centers.

23 MR. WITT: Yes, the City will know who
24 that is.

1 MR. STAGNER: Thank you.

2 MR. WITT: Yep.

3 MAYOR PURCELL: Other questions from the
4 public?

5 (No response.)

6 MAYOR PURCELL: Well, I'll ask a couple
7 others and -- yep. Go ahead. Yeah, I will ask a
8 couple others, so if you think of some others,
9 that's what we are here for.

10 MR. ROSE: The residents of Kylyn's
11 Ridge, which is the subdivision Chris knows well,
12 it's going to sit up against some of these
13 properties. Curious about --

14 MAYOR PURCELL: Could you state your
15 name, please?

16 MR. ROSE: John Rose (phonetic).

17 MAYOR PURCELL: Thank you.

18 JOHN ROSE,
19 testified before the City Council as follows:

20 MR. ROSE: Concerned about Daniels
21 North, Daniels South, Kelaka, Hamman-Kelaka,
22 basically all the plots around the Rob Roy farm,
23 and questions about Faxon Road, it's not built
24 heavily enough to support truck traffic.

1 We get a lot of trucks down High
2 Ridge through Kylyn's Ridge, also not suitable
3 for truck traffic, but we see a lot of it, and we
4 are wondering how much will the traffic increase,
5 what will be the nature of the traffic, and what
6 should we expect in terms of when these might be
7 built out.

8 MR. WITT: Yeah.

9 MAYOR PURCELL: So just a couple of
10 things. First of all, the Council recently
11 passed restrictions on truck traffic, I think it
12 was last meeting, was it, or two meetings ago?

13 MR. DHUSE: Yes.

14 MAYOR PURCELL: For some of those roads
15 you mentioned. The second thing is he can
16 address traffic issues related to the Project
17 Steel.

18 Those other issues, if they're not
19 related directly to this project, this is a
20 public hearing for that project, but we have
21 addressed -- to answer your question, we have
22 passed just very recently restrictions on truck
23 traffic through the subdivision.

24 MR. ROSE: And there was also a question

1 about staffing and how many employees would be
2 using those roads as well.

3 MR. WITT: Yep. Yes. So good
4 questions. We will work with the City on what we
5 describe -- and might have a different name, but
6 we described it as a construction routing plan
7 intentionally around that to make sure that the
8 construction routing for the site makes sense for
9 the surrounding community and wherever we are
10 bringing in trucks. That's -- the construction
11 routing is really where any traffic happens.

12 The positive of these buildings are
13 that they are large revenue for the City with
14 very little impact on services to the community,
15 especially, you know, revenue for the school
16 district without any kids going into the schools,
17 and then, again, improvements of off-site without
18 very little traffic around.

19 I mean, you have -- at any one point
20 you might have only a hundred employees when this
21 is fully built out on the site, so very minimal,
22 minimal employee traffic.

23 ALDERMAN KOCH: And how --

24 MAYOR PURCELL: Just one thing to follow

1 up on that. For this one specific, and I can say
2 for others, if and when they get approved, some
3 of these haven't been approved yet, just zoning
4 has, we would not have construction traffic going
5 through any subdivision.

6 I know that's come up before. We
7 would not have construction traffic going through
8 a subdivision, just absolutely not going to
9 happen, so --

10 MR. WITT: Yeah, we wouldn't want that
11 either, just to put that out there.

12 ALDERMAN KOCH: So would you say like a
13 hundred people for the whole build-out, so
14 roughly what would that be per building, because
15 I'm assuming you have a crew 24/7, right, because
16 these don't shut down?

17 MR. WITT: Yeah, so at any -- at any one
18 time you could have as low as a hundred
19 employees, so you have probably your I would say
20 medium to high number would be about ten
21 employees per building with three shifts, so you
22 could say 30 employees per building running 24/7,
23 so if you multiply that by our 18 buildings right
24 now, it's, yeah, 540 employees.

1 MAYOR PURCELL: One per acre?

2 MR. WITT: Yeah, exactly.

3 MAYOR PURCELL: So just curious, Krysti,
4 three and a half homes per acre, that's R-2
5 about, 3.64 or something like that?

6 MS. NOBLE: Yes, 3.64.

7 MAYOR PURCELL: Okay. God, it's amazing
8 what I learn. I'll forget it, though. So let's
9 say three and a half and two cars. Holy cow, you
10 could have seven cars per acre versus one.

11 MR. WITT: Yeah.

12 MAYOR PURCELL: So really the traffic --
13 the concern about traffic is -- I think it is way
14 overblown. I agree, during construction we don't
15 want traffic going through the subdivisions,
16 understand that, but as far as just employees and
17 traffic, that's really not a real concern.

18 MR. WITT: Yeah.

19 MAYOR PURCELL: Ken, did that answer
20 your question?

21 ALDERMAN KOCH: Yes.

22 MAYOR PURCELL: Okay. So 30 employees
23 per building. Interesting. This is once they
24 are completed?

1 MR. WITT: Yeah, once they are
2 completed, and that's three shifts, so ten per
3 shift.

4 MAYOR PURCELL: Yeah, so at any one time
5 it's -- okay. Heck, you have probably more --
6 more delivery trucks going down your street in a
7 day than that. Heck, probably my house honestly.

8 Okay. So I just want you to
9 understand our position. We are not going to
10 allow, you know -- if and when these many new
11 things become fashionable, not here in Yorkville,
12 just not going to happen, so if you've got any
13 grand plans of that, wipe them out right now,
14 okay?

15 MR. WITT: We do not. Appreciate that,
16 yeah.

17 MAYOR PURCELL: I appreciate that, too.
18 And the other thing, I hear about this, is with
19 data centers come higher demand for electric,
20 hence, supply and demand, the electric rates go
21 up.

22 So I am curious, if we were to tell
23 you all we don't want you because we don't want
24 electric rates to go up, I assume some of these

1 would be built somewhere else, or is Yorkville
2 the only town that people are looking because we
3 are so awesome?

4 MR. WITT: No, yeah.

5 MAYOR PURCELL: No, we're not awesome?
6 Come on now.

7 MR. WITT: Well, you are -- you are
8 awesome. There is two parts to that. One is so
9 we are working with ComEd, a lot of what they are
10 doing and studying is figuring out what our cost
11 to the system is going to be, so we have to pay
12 that cost upfront, as an upfront payment to them,
13 for them to commit to then do those improvements
14 for the grid.

15 Then there is a second part of that,
16 which is that this area, ComEd, is a part of a
17 larger utility network, and to your point, any
18 data center going anywhere in that utility
19 network is buying wholesale from that network's
20 pricing and, therefore, moving prices up and
21 down.

22 It's not binary, this area is
23 getting a data center and, therefore, you know,
24 the immediate radius has a rate increase, it's a

1 part of that whole network.

2 MAYOR PURCELL: So eventually, whether
3 it's a year or five, ten years, there is going to
4 be more demand for electricity, unless these
5 things become super efficient and they run on a
6 nine volt battery, maybe they could someday, but
7 as demand goes up, it's going to affect the whole
8 region whether or not these are in Yorkville, is
9 that what I'm hearing you say?

10 MR. WITT: That's correct, yeah.

11 MAYOR PURCELL: Okay. No, that's
12 important because I get that a lot, people say,
13 oh, your rates are going to go way up, it's all
14 because the city is evil people, and I'm not
15 going to say I'm a not bad person, but I don't
16 think I'm going to make the electric rates go up
17 by myself, so okay.

18 Other questions or comments from the
19 Council?

20 (No response.)

21 MAYOR PURCELL: Anyone else in the
22 public? I don't want to miss somebody raising
23 their hand last minute here.

24 (No response.)

1 MAYOR PURCELL: Okay. Zoomland, anyone
2 in Zoomland? One more chance.

3 (No response.)

4 MAYOR PURCELL: Okay. Anything else you
5 want to add, anybody?

6 MR. WITT: No, appreciate the time.
7 Thanks for the great questions.

8 MAYOR PURCELL: All right. I will close
9 the public hearing at 7:52 p.m. Thank you very
10 much.

11 (Which were all the proceedings had
12 in the public hearing, concluding
13 at 7:52 p.m.)

14 ---o0o---

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

IN WITNESS WHEREOF, I do hereunto set my
hand at Leland, Illinois, this 17th day of July,
2025.

/s/ Christine M. Vitosh

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

City Council - Public Hearing - June 24, 2025

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Prologis Data Center Development Overview



Experience + Scale

40+
years real estate and
development expertise

\$198B
assets under
management

1.3B
square feet portfolio
across 20 countries

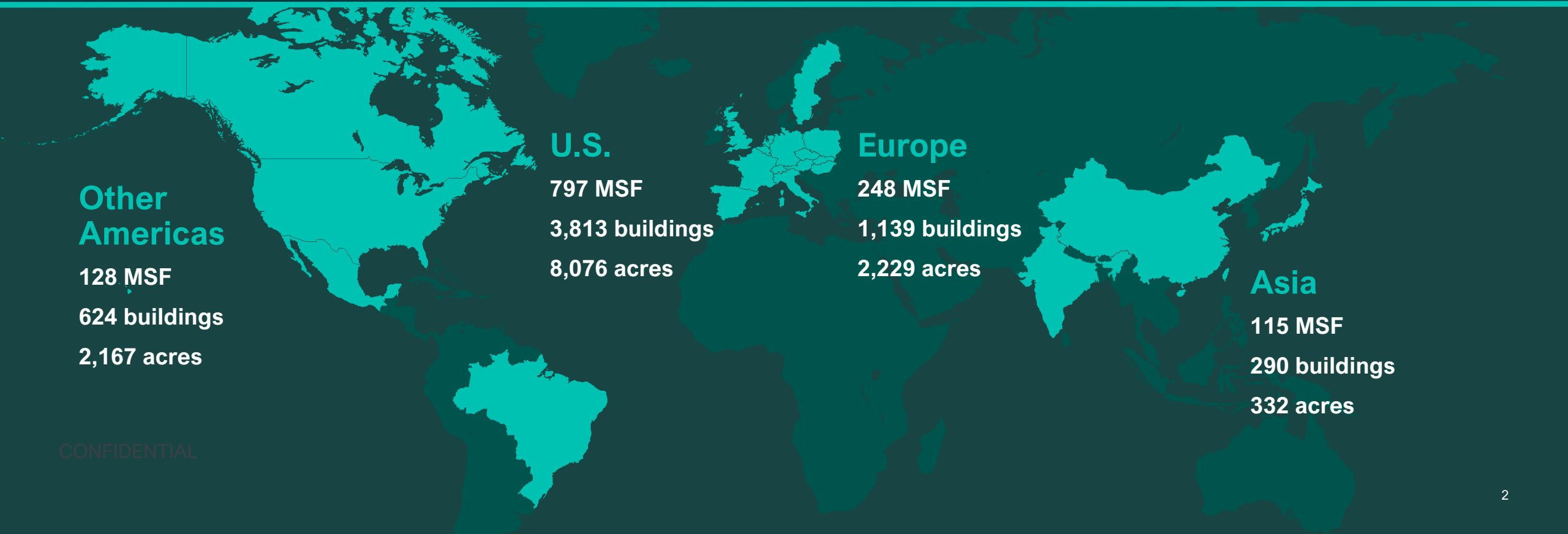
A3/A
credit rating

25+
years data center
experience

30+
data centers in portfolio

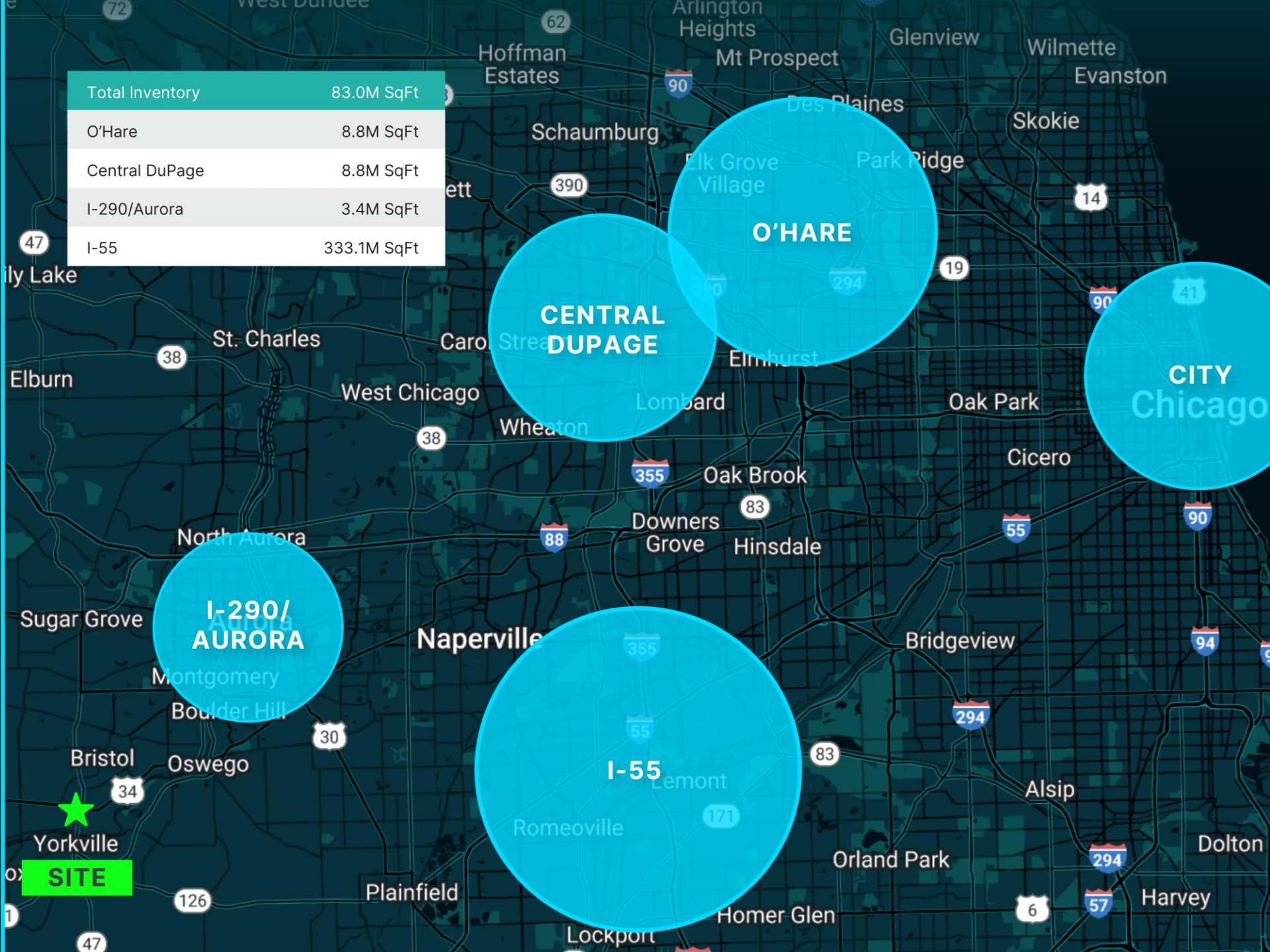
\$2B
spend since 2021 on
data center development

500MW
data centers completed
or under construction
since 2021



Chicago Market

Total Inventory	83.0M SqFt
O'Hare	8.8M SqFt
Central DuPage	8.8M SqFt
I-290/Aurora	3.4M SqFt
I-55	333.1M SqFt



ABOUT US

Community Involvement

Toys for Tots

Support Over Stigma

Smile Farms

Boy Scouts of America

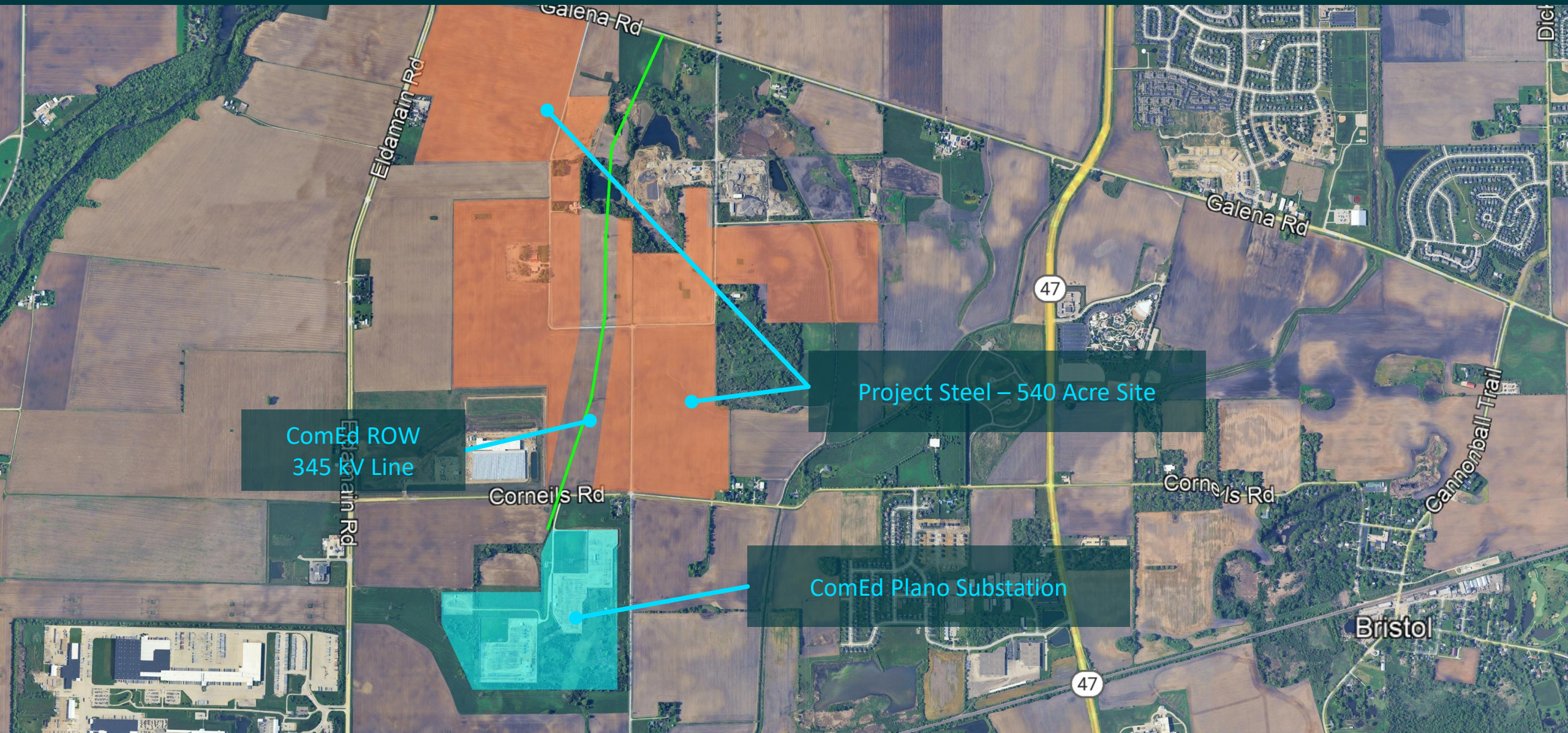
Greater Chicago Food Depository

Nourishing Hope

Rise Against Hunger



Project Steel



Site Plan

KEY FEATURES

- ✓ 18 Data Center Buildings
- ✓ 3 Major Phases
- ✓ 3 Substations
- ✓ ~6.8M SF buildout
- ✓ 15-20 -year project timeline
- ✓ Proposed M2 Zoning

