



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, August 13, 2025

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: July 9, 2025

Citizen's Comments

Public Hearings

1. **PZC 2025-07 Prologis, L.P.**, the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. Marilee Foltz, have submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 540 acres across sixteen (16) parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District to accommodate a high-tech data center campus, including eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins. The applicants are also requesting deviations from the Yorkville Unified Development Ordinance (UDO) related to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located east of Eldamain Road between Corneils Road to the south and Galena Road to the north.

Unfinished Business

New Business

1. **PZC 2025-07 Prologis, L.P.**, the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. Marilee Foltz, have submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 540 acres across sixteen (16) parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District to accommodate a high-tech data center campus, including eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins. The applicants are also requesting deviations from the Yorkville Unified Development Ordinance (UDO) related to interior yard setbacks, energy use

standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located east of Eldamain Road between Corneils Road to the south and Galena Road to the north.

Action Items

Rezone, PUD & Preliminary PUD Plan

Additional Business

1. City Council Action Updates

- a. **PZC 2025-10 Greg Marker, on behalf of Marker, Inc. and Heartland Meadows West, LLC**, contract purchaser, with the United City of Yorkville, property owner, is requesting Final Plat approval for an approximately 8.3-acre site. The proposed development consists of 20 single-family residential lots intended for an active adult community, along with 4 commercial outlots. The property is zoned R-2 Single-Family Traditional Residence District and B-3 General Business District and is located on Blackberry Shore Lane between Northland Lane and Cannonball Trail.

Action Item

Final Plat

- a. **PZC 2025-11 Patrick Winninger, on behalf of 1115, LLC**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting Final Plat approval for Fox Haven Subdivision, which consists of two (2) parcels. Parcel 1 consists of 17 residential buildings totaling 105 townhome units on 13.161 acres and is zoned R-4 General Multi-Family Residence District. Parcel 2 consists of 1.017 acres and is zoned B-3 General Business District for a future commercial development. The entire 14.178-acre site is located at 1115 South Bridge Street.

Action Item

Final Plat

Adjournment

PLANNING & ZONING COMMISSION

**City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL
Wednesday, July 9, 2025 7:00pm**

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Ryan Forristall-yes, Michael Crouch-yes, Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes

Absent: Danny Williams, Seaver Tarulis

City Staff

Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner I
David Hansen, Senior Planner
Kathleen Field Orr, City Attorney
Lynn Dubajic Kellogg, City Consultant
Katelyn Gregory, Community Engagement & Marketing Coordinator
Brad Sanderson, City Engineer
John Burner, Administrative Intern
Alexandria Sandoval, Intern

Other Guests

Chris Vitosh, Vitosh Reporting Service	Dave Silverman/Mahoney, Silverman & Cross
Dale Konicek	Mike Konicek
Larry's I-pad, via Zoom	Jen Rakas, via Zoom
Shannon Westberg	Nathan Sevener, via Zoom
Sean R., via Zoom	Gary Koons, via Zoom
Bernie Weiler/Cardinal/Mickey, Wilson	John P. Bryan, Legacy Farms
Matt McCarron, Pioneer Development	Debra Baumgartner, via Zoom
Keith Landovitz	Dan Kramer, Attorney
Clayton Marker	Tom DeCarlo, KEOIL, LLC
Kitty Moore	Grant Wilson, Mahoney, Silverman & Cross
Christine Anderson, Prairie Meadows	Ethan Kruser, WSPY News
Patrick Winninger, Fox Haven	Brook Jadcak, Bristol Bay
Carl J. Jadcak, Bristol Bay	

Previous Meeting Minutes June 11, 2025

Motion by Mr. Crouch and second by Mr. Green to approve the minutes as presented. Roll call: Forristall-yes, Crouch-yes, Green-yes, Vinyard-yes, Linnane-yes. Carried 5-0

Citizen's Comments None

Amendment to Agenda:

Chairman Vinyard made a motion to move New Business items #2 and #3 after Citizen Comments and Mr. Forristall seconded. Roll call: Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes, Crouch-yes. Carried 5-0.

New Business: out of sequence)

2. **PZC 2025-10 Greg Marker, on behalf of Marker, Inc. and Heartland Meadows West, LLC**, contract purchaser, with the United City of Yorkville, property owner, is requesting Final Plat approval for an approximately 8.3-acre site. The proposed development consists of 20 single-family residential lots intended for an active adult community, along with 4 commercial outlots. The property is zoned R-2 Single-Family Traditional Residence District and B-3 General Business District and is located on Blackberry Shore Lane between Northland Lane and Cannonball Trail.

Ms. Mendez said Final Plat approval is being requested for the 8.3 acre site which consists of 20 single-family lots and 4 commercial lots. She said the development reflects the approved amendment to the Kendall Marketplace PUD including the preliminary subdivision plat and the final PUD plat. An updated Final Plat was submitted based on engineering comments and they are in compliance with subdivision control ordinance standards. Upon approval, staff will establish a dormant Special Service Area. The final vote will be taken on July 22nd at City Council. Attorney Daniel Kramer was present on behalf of Marker, Inc. He said this parcel is in the Kendall Marketplace and he recalled that originally the city was going to construct a city building here. It was decided to not place a building here, the property was put up for bid and Marker, Inc. was the only bidder.

Action Item

Final Plat

There was no discussion by the Commissioners and a motion was made by Ms. Linnane and seconded by Mr. Green to approve the petition PZC 2025-10 Heartland Meadows West. Motion read by Mr. Vinyard as follows: In consideration of the proposed Final Plat of Subdivision of Heartland Meadows West, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by Tebrugge Engineering dated last revised 6-30-25, subject to review comments provided by the City's engineering consultant, EEI, Inc., dated June 4, 2025 and June 9, 2025.

Roll call: Linnane-yes, Vinyard-yes, Forristall-yes, Crouch-yes, Green-yes. Carried 5-0.

3. **PZC 2025-11 Patrick Winninger, on behalf of 1115, LLC**, petitioner, has filed an application with the United City of Yorkville Kendall County, Illinois, requesting Final Plat approval for Fox Haven Subdivision, which consists of two (2) parcels. Parcel 1 consists of 17 residential buildings totaling 105 townhome units on 13.161 acres and is zoned R-4 General Multi-Family Residence District. Parcel 2 consists of 1.017 acres and is zoned B-3 General Business District for a future commercial development. The entire 14.178-acre site is located at 1115 South Bridge Street.

Senior Planner David Hansen presented the details for this petition for Final Plat approval. He reported the acreage and the number of buildings and townhomes for the first parcel and also described the second parcel. He said there are two PUD-related items for the final plat--cross access easements and appearance standards. An engineering review was also completed. Upon approval, the city will establish a dormant SSA. He said a final vote will be taken at City Council on July 22nd.

Action Item

Final Plat

There were no comments from Commissioners and a motion was made and seconded by Commissioners Crouch and Forristall, respectively, to approve the petition PZC 2025-11, Fox Haven - 1115, LLC. Motion was read by Chairman Vinyard as follows: The Planning and Zoning Commission recommends approval to the City Council of the Final Plat of Subdivision of Fox Haven, dated last revised 6-17-2025 and prepared by Spaceco Civil Engineering and Surveying, subject to review comments prepared by the City's engineering consultant, EEI, Inc., in a letter dated June 16, 2025 and any subsequent reviews related to said Final Plat of Subdivision.

Roll call: Vinyard-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes. Carried 5-0.

(return to regular order of agenda)

Public Hearings

Chairman Vinyard stated there was one Public Hearing for this meeting, PZC 2025-08 Pioneer Development, LLC which was continued from the June 11, 2025 PZC meeting. He swore in those who would speak.

Bart Olson: Data Center Overview/Question & Answer

Prior to opening the Public Hearings, City Administrator Bart Olson presented an overview of rising demand for data centers and why they want to come to Yorkville. He said a data center is a computer warehouse and businesses are renting space for cloud storage and artificial intelligence storage. The buildings represent millions of square feet. Companies desire to come to Yorkville because of nearby electric sub-stations and available land. Wind power is also used. Very high tax revenue is generated with minimal impact by not adding students in the schools. Mr. Olson listed all the interested, pending or approved projects. He said the earliest vote for Project Cardinal would be July 22nd or possibly in August at City Council.

Mr. Olson said electrical utility taxes will also be generated and as much as \$7.3 million could be generated annually per building. Property tax is also paid. He detailed the sizeable amount of tax generated by the Meta data centers in DeKalb and he noted the amount of square feet in Yorkville would be even larger. Due to the high taxes generated, a reduction in fees or property taxes for residents is a possibility.

He said there is a 20-year buildout at 2 years per building. City staff did due diligence prior to engaging with data center builders. A sound engineering firm has been hired to do noise studies and how to orient buildings for minimal sound impacts. He discussed building height restrictions, landscape buffers and water use. He said the city has asked all developers to use only air-cooled chillers or water cooled chillers with a closed loop system in order to conserve water. He noted that these data centers would use less water than a subdivision would use on the same property.

The city asked the developers to start construction farthest from residential. He said developers would be required to pay in advance for certain infrastructure items including roads. In general, Mr. Olson said ComEd is requiring the data centers, rather than residents, to pay for most of the system upgrades.

Public Hearing process cont.

Chairman Vinyard read rules of decorum, giving of testimony and comments for the Public Hearings. He explained the procedure that would be followed.

Mr. Vinyard entertained a motion to open the Hearings. At approximately 7:39pm a motion was made and seconded by Mr. Green and Ms. Linnane, respectively, to open the Public Hearings. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linanne-yes, Vinyard-yes. Carried 5-0.

- 1. CONTINUED PZC 2025-08 Pioneer Development, LLC**, as the petitioner and contract purchaser, along with multiple property owners, has submitted applications to the United City of Yorkville In Kendall County, Illinois, seeking rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 1,037 acres across 20 parcels. The proposal involves rezoning the land from various residential and business districts to M-2 General Manufacturing District to facilitate the development of a state-of-the-art data center campus. This project would include 14 data center buildings totaling over 17 million square feet, two electrical substations, a utility switch yard and storm water detention basins. The applicants are also requesting several deviations from the Yorkville Unified Development Ordinance (UDO) related to setbacks, parking, circulation and design standards. The property is located northwest of Route 47 and Galena Road, south of Baseline Road and east of Ashe Road.

(See Court Reporter's transcript of Public Hearings)
(Petitioner's Standards & Responses to be included in the Official Record)
(E-mail from Lawrence & Deborah Wickter to also be included in official record)

After all testimony and comments were heard in the Public Hearing, a motion was made by Mr. Crouch and seconded by Ms. Linnane at 9:12pm to close the Public Hearings. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes. Carried 5-0.

Unfinished Business None

New Business

- 1. PZC 2025-08 Pioneer Development, LLC** (see full description above)

Ms. Noble gave a summary of the Pioneer Development and their requests. She said she would address items not discussed by Mr. Olson or Mr. McCarron and staff recommendations pertaining to items that were discussed tonight. She said 70% (736) of the acres were part of a previous residential development that would have added 1,600 single family and multi-family units. One of the PUD's is still active and with adoption of this plan, that existing PUD would be nullified. With proposed rezoning to M-2, 7 parcels would come in as R-1 under annexation and then be rezoned to M-2. The other parcels in the present corporate boundaries would also be rezoned to M-2.

Ms. Noble said there are 4 parcels not in the annexation petition and not discussed tonight and would then bring the total to 1,050 acres. Two are unincorporated residential parcels on the south side of Baseline Rd. and two are sliver parcels along Rt. 47. The petitioners are currently negotiating with the owners, but no buildings would be constructed there.

There is a 17-acre parcel south of Galena Rd. which could be used for water storage. The PUD includes a request for 13 deviations and the PUD allows some flexibility. The UDO requires that one standard be met to meet PUD standards—this development meets 2: regional utility improvements/water & sanitary services and funding for construction for public roadways. The developer has included all of the new standards just adopted by the city.

Fencing, security measures, vehicle access inside, transition zones and residential protection zones with height mitigation were noted. Ms. Noble said M-2 zoning does not have a maximum height, but the petitioner has been requested to not exceed a maximum of 70 feet within a 15 foot radius of an existing residential structure. The petitioner will only ask for relief from that requirement where necessary for noise mitigation. The Preliminary Plan has 3 access points, 2 off Galena and 1 off Baseline plus emergency access points.

Parking spots needed by the developer (3,700) are far less than required by the code (5,200). Staff is also asking for 104 electric charging stations. The developer can also provide a “fee in lieu of” to provide chargers for the downtown or other public facilities.

Staff is requesting a traffic management plan for construction and a full traffic study. The developer is proposing a 100 foot wide landscape buffer. They are also asking for a deviation from pedestrian circulation and staff has asked for walkways and bike trails around the project circumference. The developer will pay for all aspects of a 10-foot wide trail for the public. An 8-foot undulating berm will also be installed. Interior landscaping, mechanical screening, rooftop mechanicals, acoustical barriers, appearance standards, street improvements and a 10-foot fence were also discussed.

Ms. Noble made final recommendations based on staff research of other communities which have data centers. No nuclear energy will be allowed, a complete final noise study is required, limitations on testing hours/days for backup generators, emergency operations plan for fire suppression and other related items and working with KenCom for training and contact lists. Also recommended is battery storage outside of buildings.

The Comprehensive Plan showed estate conservation residential and parks open space. This plan was done in 2016 and with a 10-year shelf life, the updating process will begin soon.

There will be agreements for infrastructure and offset funding in addition to agreements for water and sanitary sewer.

Due to the scope and size of the project, staff requires the developer to reach out to affected HOA's and property owners. The petitioner met with unincorporated parcel owners and also the Bristol Bay residents.

Discussion by Commissioners

The Commissioners had a brief discussion. Mr. Forristall asked how far back the rooftop equipment sits on the roof. Mr. Koons will provide a detailed sketch. Mr. Crouch commented that the phasing of construction seems to be an important issue and in order to be a good neighbor, he asked the developer to consider starting the construction from the center. He said right now, the first scheduled buildings are the ones nearest the residents and they will be impacted.

REZONING:

Ms. Noble read the standards for rezoning and the Commissioners agreed with the findings.

Action Item

Rezoning

Chairman Vinyard asked for a motion to approve PZC 2025-08 Project Cardinal. Moved by Mr. Crouch and seconded by Mr. Forristall to approve this petition. Motion read by Mr. Vinyard as follows: In consideration of testimony presented during a Public Hearing on July 9, 2025 and

discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Suburban Residential District, R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District for Project Cardinal, a proposed future data center campus, generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road totaling approximately 1,037 acres. Roll call: Forristall-yes, Crouch-yes, Green-yes, Vinyard-yes, Linnane-yes. Carried 5-0.

SPECIAL USE

Ms. Noble then read the standards for the Special Use and the Commissioners agreed with the findings with one exception. Commissioner Green commented that he did not agree that the residents on Ashe Rd. will see increased property values and other Commissioners concurred.

Action Item

Special Use

Chairman Vinyard entertained a motion for approval of 2025-08 Project Cardinal Special Use for Planned Unit Development. So moved and seconded by Commissioners Linnane and Crouch, respectively. Motion read by Chairman Vinyard as follows: In consideration of testimony presented during a Public Hearing on July 9, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization of a Planned Unit Development for Project Cardinal, a data center campus, to be generally located northwest of Route 47 and Galena Road, south of Baseline Road and east of Ashe Road totaling approximately 1,037 acres, subject to the conditions enumerated in a staff memorandum dated July 3, 2025.

Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes Carried 5-0.

PRELIMINARY PUD PLAN

Action Item

Preliminary PUD Plan

Motion by Ms. Linnane and second by Mr. Crouch to approve PZC 2025-08 Project Cardinal Preliminary PUD Plan. Motion read by Chairman Vinyard as follows: The Planning and Zoning Commission recommends approval to the City Council of the Project Cardinal – Preliminary PUD Site Plan prepared by Burns McDonnell, Margulies Hoelzli Architecture and O² and dated 6-20-25.

Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Forristall-yes. Carried 5-0.

Additional Business

Ms. Alexandria Sandoval presented the following information.

1. City Council Action Updates

a. PZC 2025-05 Amendment for Energy Industrial Use Standards/UDO

Approved by City Council

b. PZC 2024-09 Daniel Gorman on Behalf of USA Energy Independence

Special Use Permit for solar energy facility – Council did not object to project for 1.5 Mile Review

Adjournment

There was no further business and the meeting was adjourned at 10:04pm on a motion by Mr. Crouch and second by Ms. Linnane. Unanimous voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, July 9, 2025
7:00 p.m.

1 PRESENT:

2 Mr. Rich Vinyard, Chairman,
3 Mr. Ryan Forristall, Commissioner,
4 Ms. Marge Linnane, Commissioner,
5 Mr. Michael Crouch, Commissioner,
6 Mr. Chad Green, Commissioner.

7
8 ALSO PRESENT:

9 Mr. Bart Olson, City Administrator;
10 Ms. Krysti Barksdale-Noble, Community
11 Development Director;
12 Ms. Sara Mendez, Senior Planner;
13 Mr. David Hansen, Senior Planner;
14 Ms. Lynn Dubajic Kellogg, City
15 Consultant;
16 Ms. Katelyn Gregory, Community
17 Engagement & Marketing Coordinator;
18 Mr. Brad Sanderson, City Engineer;
19 Mr. John Burner, Administrative Intern;
20 Ms. Alexandria Sandoval, Intern;
21 Ms. Marlys Young, Minute Taker.

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 MAHONEY, SILVERMAN & CROSS, LLC

11 BY: MR. DAVID J. SILVERMAN
12 822 Infantry Drive, Suite 100
13 Joliet, Illinois 60435
14 (815) 730-9500

15 appeared on behalf of the Project
16 Cardinal Development Company.

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I N D E X

WITNESS:	PAGE
MATT McCARRON	9
BERNIE WEILER	38
JOHN P. BRYAN	46
KEITH LANDOVITZ	65
DEBRA BAUMGARTNER	72

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1 (WHEREUPON, the following
2 proceedings were had in
3 public hearing, commencing
4 at 7:11 p.m. as follows:)

5 CHAIRMAN VINYARD: There is one public
6 hearing scheduled for tonight's Planning and
7 Zoning Commission meeting, PZC 2025-08, Pioneer
8 Development, LLC, which has been continued from
9 the June 11th, 2025 meeting.

10 The purpose of these hearings is to
11 invite testimony from members of the public
12 regarding the proposed requests that is -- that
13 are being considered before the Commission
14 tonight.

15 Public testimony from persons
16 present who wish to speak for -- may be for or
17 against the request, or to ask questions of the
18 petitioners regarding items being heard.

19 Once all public hearings on
20 tonight's agenda are closed, the Commission will
21 deliberate and we will vote on recommendations to
22 the City Council for each of the matters that was
23 subject of tonight's hearing.

24 Those persons wishing to testify are

1 asked to speak clearly, one at a time, and state
2 your name, who you represent. You are also asked
3 to sign in at the podium.

4 If you plan to speak during
5 tonight's public hearing as a petitioner or as a
6 member of the public, please stand, raise your
7 right hand and repeat after me.

8 (Witnesses sworn.)

9 CHAIRMAN VINYARD: Please be seated.
10 All right. Before we open public hearing, City
11 Administrator Bart Olson would like to give a
12 brief overview of data center developments.

13 (A discussion was had which was not
14 in public hearing and not
15 reported.)

16 ** ** ** **

17 CHAIRMAN VINYARD: Now I'd like to
18 review a few rules to ensure an orderly and
19 productive hearing. When speaking, please make
20 comments focused on the matter at hand. Avoid
21 personal attacks, unrelated topics or repeating
22 points already made.

23 As Chairman, I may limit repetitive
24 remarks or redirect speakers to stay on topic.

1 Any member of the public who repeatedly disrupts
2 or interrupts any of tonight's public hearing may
3 be asked to leave the chambers.

4 We ask that audience members remain
5 silent during tonight's hearing unless they are
6 speaking at the podium. The court reporter must
7 record tonight's testimony, and cooperation from
8 the audience will make her job easier and the
9 transcripts of those hearings more accurate.

10 Commission members may ask
11 clarifying questions at any time, and the public
12 may direct relevant questions to the petitioner
13 either through me or via cross-examination.
14 Likewise, a petitioner may respond to public
15 comments and ask for clarifying questions of
16 public speakers.

17 Once all public comments have been
18 heard, I will formally close the public comment
19 period, after which the Commission will
20 deliberate and vote. Thanks for your cooperation
21 and your participation.

22 Tonight the order for receiving
23 testimony will be as follows: We will start off
24 with the petitioner's presentation, followed by

1 those who wish to speak -- wish to speak in favor
2 or in opposition of the request.

3 May I have a motion to open the
4 public hearing on petition PZC 2025-08, Pioneer
5 Development, LLC?

6 COMMISSIONER GREEN: So moved.

7 COMMISSIONER LINNANE: Second.

8 CHAIRMAN VINYARD: Roll call vote on the
9 motion, please.

10 MS. YOUNG: Yes. Forristall.

11 COMMISSIONER FORRISTALL: Yes.

12 MS. YOUNG: Crouch.

13 COMMISSIONER CROUCH: Yes.

14 MS. YOUNG: Green.

15 COMMISSIONER GREEN: Yes.

16 MS. YOUNG: Linnane.

17 COMMISSIONER LINNANE: Yes.

18 MS. YOUNG: And Vinyard.

19 CHAIRMAN VINYARD: Yes.

20 Is the petitioner present and
21 prepared to make its presentation of the proposed
22 request?

23 MR. McCARRON: Yes.

24 CHAIRMAN VINYARD: Please.

1 MATT McCARRON,
2 having been first duly sworn, testified before
3 the Planning and Zoning Commission as follows:

4 MR. McCARRON: Hi. My name is Matt
5 McCarron. I am here tonight representing Pioneer
6 Development, who is a lead sponsor of Project
7 Cardinal, and we also have our project manager
8 from Burns & McDonnell who has dialed in, Gary
9 Koons, and our zoning attorney, Dave Silverman,
10 as well.

11 Additionally, for people that don't
12 know this, Burns & McDonnell is our engineer of
13 record, MHA is doing the design work, along with
14 O2 Landscaping Work, and all of these are
15 national leaders in mission critical
16 infrastructure and large-scale data center campus
17 delivery.

18 Additionally, we are working on the
19 utility interconnection and vertical development
20 strategy, there being an advance in direct
21 coordination with the national EPC contractor,
22 nationally recognized development firm and
23 investor and a nationally recognized data center
24 operator, each with a track record of delivering

1 some of the largest developments in North
2 America.

3 The project itself is fully
4 privately funded. There will be no city or
5 taxpayer exposure at any stage of the project.

6 Tonight we're going to be requesting
7 annexation for seven parcels and two rezoning, a
8 special use PUD and preliminary plan approval for
9 our approximately 1,050-acre data center campus,
10 and then full entitlement and technical due
11 diligence is in the process of being completed.

12 Most of it has been done, and we
13 have been working in direct cooperation with City
14 staff for about a year now. Next slide, please.
15 Go to the next slide. I'm sorry, back one.

16 So the site itself is, again,
17 approximately 1,050 acres. It's in the northwest
18 corner of Yorkville on the border of Sugar Grove.

19 It's positioned in a very low
20 traffic area, which we think is ideal because it
21 can be buffered from the rest of the city. The
22 location was selected in direct coordination with
23 the city infrastructure and growth objectives.

24 At full build-out over the next

1 decade, the campus will support approximately 14
2 two-story data center buildings delivered in
3 phases.

4 It will not be a speculative or
5 short-term industrial park. Every phase is
6 strictly demand driven, no building will be
7 constructed without a committed user in place,
8 and all investment risk is fully private.

9 Our approach is long-term, measured
10 and fully aligned with Yorkville's strategic plan
11 for growth. Again, there will be no public cost
12 or public risk at any stage of the project. Next
13 slide, please.

14 Here is a high-level overview of the
15 site. So as you can see, it's bordered by Base
16 Line, Illinois 47, Galena and Ashe Road. We are
17 envisioning, again, 14 buildings over roughly a
18 ten-year build-out schedule. And next slide,
19 please.

20 So, again, as I mentioned earlier,
21 we are seeking four formal approvals, annexation
22 of seven parcels, approximately 305 acres that
23 are unincorporated currently, bringing the entire
24 1,050-acre site into Yorkville under a binding

1 agreement that spells out every condition and
2 safeguard as an enforceable contract.

3 We'd like to rezone every parcel to
4 M-2, general manufacturing. This is the only
5 district that allows a data center campus and
6 substations by right, which is what we require,
7 and it directly supports the City's corridor
8 vision for this area.

9 We are also looking for a special
10 use PUD overlay so we can create a unified master
11 plan for the entire campus. This would allow for
12 13 targeted, and what we believe are justified
13 deviations, some of which include multiple
14 buildings per lot, private internal roads and
15 custom internal setbacks.

16 All of these are tied to enhancing,
17 buffering and operational needs as we will get to
18 further in the presentation.

19 And, finally, preliminary PUD plan
20 approval. We need to lock in the full site
21 layout, 14 buildings on pads, two substations,
22 one utility switchyard, stormwater basins, berm
23 work and buffers, and, again, these would be
24 phased in approximately over a decade.

1 Final engineering for each phase
2 would return to the City staff before any final
3 permits are issued.

4 And then all approvals and
5 mitigations are binding and enforced through the
6 annexation agreement and PUD agreement that we
7 are currently negotiating.

8 These four approvals would enable
9 the project and every buffer and operational
10 safeguard and public benefit for that matter to
11 be locked in.

12 Phasing, enforcement and public
13 protection are going to be fully built into this
14 process from day one. Next slide, please.

15 So we are seeking to do a phased
16 build-out. The campus itself would be developed
17 in three major phases over approximately a
18 decade. Each phase starts only when actual user
19 demand is confirmed. There is no speculative or
20 all-at-once construction.

21 Every building or group is matched
22 to a committed requirement and all capital at
23 risk is private.

24 There would be orderly and

1 predictable construction. Berms and buffer
2 plantings are installed and maturing long before
3 any construction on any shell approaches a
4 property line. That gives years for neighbors
5 and the City to adapt to the project.

6 There will be no abrupt surges or
7 sudden changes in our plan.

8 Dust and noise mitigation measures
9 will be implemented during construction, and all
10 construction hours will supply with City code.

11 The sequencing. So after initial
12 earth work is completed, there will be in-depth
13 landscaping, and then the first focus will be on
14 core power and utility infrastructure before the
15 buildings expand outward. No shell will be built
16 before landscape buffers are fully established as
17 well.

18 All access through the site will be
19 either through Galena or Base Line, never through
20 neighborhood streets, and any needed road or
21 intersection improvements, whether it be turn
22 lanes, signals or widening, are paid for by the
23 project and coordinated with the City and city
24 engineers.

1 The site itself is much more low
2 traffic than typical industrial developments.
3 Once operational, there is very minimal daily
4 traffic and far fewer trips than a logistics
5 warehouse.

6 There will be no truck fleets, there
7 is no commuter peaks, and all parking and
8 circulation is internal to the project, so there
9 will be no risk of backups or spillover onto the
10 local streets.

11 Right now we are working on the
12 utility entitlement with ComEd and PJM. All
13 phasing and construction is fully coordinated
14 with those utility entitlements.

15 This is really the main gain factor
16 for the project outside of the approval that we
17 are seeking tonight, and we are working closely,
18 again, with ComEd and technical partners to
19 secure the necessary approvals and needed
20 infrastructure capacity.

21 No building will go forward until we
22 have the utility entitlement and a contractually
23 binding agreement. And why this matters, so this
24 is standard practice for data center campuses,

1 but really it protects both the City here and
2 developer. There is, again, no speculative or
3 unfinished buildings, and all growth is tied
4 directly to confirmed utility delivery from
5 ComEd.

6 So, again, so all core
7 infrastructure, power, substations, roads, water,
8 it's all going to be engineered and privately
9 funded from day one. There will be no public
10 funding and no city risk at any stage, and we are
11 hoping that this is going to enable measured,
12 stable growth, and alongside the full buffer of
13 protection that we are going to be installing,
14 it's going to be a lasting benefit to both the
15 site and the community. Next slide, please.

16 So here is a preliminary phasing
17 rendering. So we first start with the
18 landscaping, dirt work and berm work, and then
19 focus on Phase 1, which is closest to the west
20 side of the property, before focusing on Phase 2
21 that's on the southeast corner before tackling
22 the last phase to the north.

23 All of this is pending potential
24 adjustment, but this is what we are targeting at

1 present. Next slide, please.

2 So our campus, compared to some of
3 the other developments in Yorkville and the other
4 communities near here, are going to have
5 extraordinary setbacks.

6 Every building is set back at least
7 500 feet from the nearest property line, with
8 most setbacks ranging from 1,000 to 1500 feet.

9 These distances are multiples above
10 City code and well beyond standards for data
11 center campuses. This separation ensures that no
12 structure is ever close to a home, school or
13 existing business, and it's the strongest
14 physical buffer that we can provide.

15 The entire perimeter will be ringed
16 with engineered berms and buffering where
17 appropriate that are undulating and six to
18 eight feet high alongside a 100-foot wide
19 landscaped buffer that will be densely planted
20 with native trees, grasses and wildflowers.
21 These landscaping adjustments block direct sight
22 lines, absorb sound and create a thick, natural
23 green belt.

24 In sensitive locations as well,

1 although our sound study just came back, and we
2 will get to that in a minute, we can add a third
3 layer of sound walls behind berms and trees if
4 needed.

5 Wide greenbelts, stormwater basins
6 and the berm land safe system will permanently
7 separate buildings from adjacent areas in the
8 community. These features are installed and
9 matured before any construction nears the edges.

10 The buildings themselves, so all
11 buildings are going to be two commercial stories.
12 The roof lines are at 55 feet. We are going to
13 be asking for a variance for 78 feet so we can
14 screen mechanicals on the rooftops so there can
15 be less noise pollution.

16 All rooftop equipment will be fully
17 concealed behind parapets or never exposed or
18 building edges. These structures are lower and
19 more visually recessive than most comparable
20 industrial developments.

21 Architecturally everything is
22 intentionally subdued. There is neutral tones,
23 there is non-reflective materials, there is
24 vegetative screening wherever possible. Again,

1 all rooftop equipment is screened.

2 The goal basically is to eliminate
3 any massing effect. Combined with the dense
4 landscape buffer, the campus essentially
5 disappears into the greenbelt as the plantings
6 mature over the next few years, and neighbors and
7 passersby will see green, not buildings.

8 Initially we weren't envisioning
9 planting trees on the interior of the project
10 given we were going to be building out a buffer,
11 but we have made an adjustment based on City
12 feedback and we are now going to be planting more
13 than 4600 new trees across the campus.

14 We think this is going to be a
15 significant ecological and visual transformation
16 at the City's edge given there is about 12 trees
17 on a thousand acres currently.

18 We will have a new public trail that
19 will run along the campus perimeter. It will be
20 fully separated from the data center operations
21 and buffered by landscaping.

22 The trail is going to be coordinated
23 with the City and park staff and it will be a
24 permanent amenity for recreation and connectivity

1 around the site.

2 So, in summary, the setbacks,
3 greenbelts, berm work, visual screening, combined
4 with low, unobtrusive architecture compared to
5 some other data center campuses, ensure that the
6 campus is as visually and acoustically
7 unobtrusive as technically possible.

8 At full maturity, neighbors will see
9 and hear virtually nothing, and we think this is
10 going to set a high standard -- a higher standard
11 and code and raise the bar for community
12 sensitive commercial development. Next slide,
13 please.

14 So here is a cut-out of what one of
15 the buildings could potentially look like, and as
16 you can see, it's kind of hard for the scale
17 here, but it's 55 feet tall, there is a lot of
18 glazing and metal work that make it, you know,
19 not like a monotonous concrete structure. And
20 the next slide, please.

21 So here is a cut-away of what the
22 site will look like or what one of the buildings
23 will look like from the parking lot level if you
24 are on-site, even though the site will be secure

1 and closed off.

2 So as you can see, even though we
3 are asking for a variance of up to 78 feet for
4 mechanical equipment, you cannot see that from
5 the parking lot level, even when you are, you
6 know, less than 100 feet away from the building
7 itself. Next slide, please.

8 Here is our updated landscape plan.
9 So as you can see, there is a lot more trees here
10 than there was in prior plans, so there is
11 roughly 987 conifers and 3600 deciduous trees and
12 about 18 different varieties across the site.
13 Next slide, please.

14 Here is a cut-out of what one of the
15 parking lots will look like that's adjacent to
16 the actual data center shell. As you can see,
17 there will be multiple trees and it will
18 basically be blending in with the surroundings
19 and create a buffer as well for anyone that has a
20 sight line to the actual data center shell. And
21 next slide, please.

22 Here is an image from what it looks
23 like from Route 47 from what someone walking on
24 to the to-be-installed trail would see, so

1 basically they will be looking directly into
2 landscaped berm work with natural prairie
3 vegetation, and there is trees on top of that.

4 Again, the actual buffer itself is
5 about 100 feet wide, and then the top height in
6 that rendering is 100 feet. We are going to be
7 hitting 55 feet, so it's going to be nowhere near
8 there, so really the tree lines, once the
9 landscape is more fully matured, will be blocking
10 out almost everything. Next slide, please.

11 So all campus lighting is engineered
12 to exceed dark sky standards. There will be no
13 light pole that exceeds 35 feet, and every
14 fixture is fully shielded and downward directed.
15 The light source is never visible from outside
16 the property.

17 All exterior lighting uses modern
18 LED fixtures with full cut-off shields. There
19 will be no flood lights, no high mast fixtures,
20 and no light pollution spill-over into
21 neighboring properties.

22 There will be zero upward facing
23 lightings, no sky beam effects, no decorative or
24 advertising lighting, no rooftop lighting except

1 for required FAA beacons, which are low
2 intensity, red and not visible except directly
3 overhead, and every window and entry lighting
4 will be shielded to prevent any off-site glare.

5 The campus itself will have smart
6 control systems, so there will be motion sensors,
7 timers, zone security systems to keep
8 illumination at a minimum whenever possible.

9 The objective here really is for the
10 site to be operated in quote, unquote, stealth
11 mode and have lights only active for security
12 reasons.

13 The result of all this is basically
14 going to be a zero off-site light trespass zone
15 with no sky glow and no impact to wildlife or the
16 rural character of Yorkville. Even at full
17 operation, the campus is going to be visually
18 absent at nighttime. And next slide, please.

19 So this is a rendering of one of the
20 shells and, as you can see, in the top right
21 corner there is an illuminance scale, and so
22 that's what the actual lights in the buildings,
23 if everything is on for security reason, would
24 look like and as you can see, everything is

1 shielded and there is no light pollution outside
2 of the actual building footprint. Next slide,
3 please.

4 The project anticipates that every
5 source of operational and emergency -- The
6 project anticipates every source of operational
7 emergency noise.

8 As Bart talked about, Yorkville
9 limits are 50 dBA at property line at night and
10 60 decibels a day, but our engineering targets
11 are stricter. We want to be below 50 decibels at
12 all boundaries at all times, including generator
13 testing.

14 Our initial modeling confirms that
15 our actual levels are going to be below code at
16 the nearest property line and quieter than a
17 typical suburban nighttime background.

18 All buildings are set back 500 to
19 1500 feet from the property line for maximum
20 sound dissipation. The campus perimeter
21 includes, again, substantial berm work and a
22 hundred-foot wide densely landscaped buffer to
23 deflect and absorb any sounds.

24 Generators are always going to be

1 centrally located and never at the site edge.
2 All major mechanicals, fans, chillers and
3 generators are going to be specified for no tonal
4 hum or low frequency vibration output.

5 Generators themselves are going to
6 be in attenuated enclosures with industrial grade
7 mufflers, and typically as well the generator
8 testing -- or generators are only used in
9 emergency purposes. For most of these campuses,
10 they are really never used outside of testing.
11 And given the tentative power redundancy we're
12 going to have from ComEd, the testing is only
13 going to occur once or twice a year, and it will
14 never be on nights, early mornings, weekdays or
15 holidays.

16 Additionally, there is going to be
17 24/7 perimeter noise monitoring with real time
18 reporting by City staff -- or to City staff. Any
19 compliance issue triggers immediate correction,
20 not just reporting.

21 This is going to be a binding PUD
22 condition; it's not going to be a discretionary
23 process where we just do the fines.

24 And then I have a data point, this

1 came up in one of our prior meetings, so what
2 could happen to home values that are nearby data
3 center campuses. So as Bart was talking about
4 Loudoun County earlier, so the center is in
5 Ashburn, Virginia, and homes within 500 feet of
6 data center campuses in Ashburn have been
7 appreciated by approximately 70 percent over the
8 last decade, so annualized rates of roughly
9 seven percent, matching the broader market.

10 There is no market evidence of
11 general home value loss or discounted sales due
12 to data center proximity. Prices and turnover
13 rates have been consistent with the rest of
14 Ashburn.

15 Independent studies show only one
16 real risk can end up suppressing values, and
17 that's usually by single-digit percentages
18 nonetheless, and that's persistent, unmitigated
19 noise, and that's something we're going to be
20 completely solving here.

21 Additionally, legacy Ashburn data
22 center campuses are built as close as a hundred,
23 130 feet from residential property lines. We're
24 committing to a minimum 500-foot setback,

1 exceeding historic Ashburn standards.

2 If you add in our berm work,
3 continuous noise monitoring and strict decibel
4 limits, we are going to be substantially under
5 those values.

6 So the bottom line is that neighbors
7 are not going to hear this campus. They are not
8 going to hear it during operation, they are not
9 going to hear it during generator testing. The
10 facility is engineered to be quiet and
11 unobtrusive by design, an enforceable operational
12 commitment to Yorkville.

13 As equipment is upgraded as well the
14 campus will only get quieter. There has been
15 amazing gains in equipment over the last few
16 years. Next slide, please.

17 So here is one of the initial slides
18 we received from our sound study that Burns &
19 McDonnell performed. They did an independent
20 acoustic analysis using real equipment data for
21 our proposed site plan, and their modeling
22 confirmed that our design will consistently meet
23 and in most cases significantly out-perform
24 Yorkville's strict sound level limits, even in

1 worst case conditions.

2 With low-noise chillers on rooftops
3 and precast concrete buffers around them,
4 projected operational sound levels at the
5 property line will be below 50 decibels, even
6 when using conservative source data.

7 And as an example, our chiller that
8 we tentatively selected for this, even though I
9 think our decibel rating will actually be under,
10 it was 91 decibels at the source results, and at
11 this boundary it's less than 50 at 500 feet, and
12 obviously it gets significantly better from that,
13 and this is in part due to our setback, our
14 berms, placing the chillers on the rooftops and
15 encompassing sound walls.

16 And we feel that combining equipment
17 choice, thoughtful layout and physical barriers
18 as we have been designing this site from day one
19 to take this into consideration, will deliver not
20 just code compliance, but real world, enforceable
21 noise protection for everybody in Yorkville.

22 Next slide, please.

23 As Bart mentioned, the project will
24 not use evaporative or open loop water cooling

1 for data halls, and this is a huge, major
2 differentiator for sites of this scale.

3 Most data centers still rely on
4 cooling towers, like Equinix is tackling in
5 Minooka, and it draws a significant amount of
6 water. We will not use evaporative cooling
7 towers.

8 Our per-acre water demand is far
9 below typical residential development, it cuts it
10 in about half actually on a per-acre basis.

11 All stormwater from the campus is
12 detained on-site in engineered basins and
13 naturalized areas. These systems are designed to
14 ensure post-development run-off does not exceed
15 pre-development rates.

16 It will be fully developed within
17 city and county standards. Water quality
18 controls remove sediment and contaminants before
19 any water leaves the site. The primary goal is
20 strict compliance, protection for neighbors and
21 city infrastructure.

22 And then as far as our generators,
23 all backup generators meet Tier 4 final EPA
24 standards, and what this means is basically

1 90 percent lower particulate and NOx emissions
2 compared to legacy equipment that some sites use.

3 Again, generators only run for
4 periodic testing or extremely rare grid
5 outages. I've actually never seen one in
6 non-continuous operation. There are no
7 breaching, air emission or hazardous waste under
8 normal conditions from our site.

9 Then renewable energy. The campus
10 will be fully compatible with renewable energy
11 procurement and credit programs.

12 Actual sourcing will reflect
13 whatever the available grid mix is from ComEd and
14 PJM at the time of operation, but our approach,
15 as is Illinois' and most of the major
16 hydroscalers, is to support removal adoption when
17 possible and maintain a reliable and resilient
18 service. Next slide, please.

19 So every required improvement from
20 power to water to sewer to road upgrades is
21 100 percent funded by the project. The City pays
22 nothing. There are no special assessments to
23 residents.

24 This includes the two on-site

1 substations, the new and extended water mains and
2 sewers we will be developing, lift stations if
3 needed, and permanent upgrades like the Galena
4 Road reconstruction and intersection
5 improvements.

6 All obligations are going to be
7 secured by a formal development agreement that we
8 are in the process of negotiating with Yorkville.

9 All utility extensions and upgrades
10 are purposeful and isolated for the data center.
11 The new substations themselves are going to
12 reinforce the transmission lines and they are
13 going to be engineered for our needs with no draw
14 on the City's existing electrical systems.

15 The water and sewer lines serve only
16 the campus, but given our low water usage on a
17 per-acre basis, there will be borderline no
18 reduction in supply, pressure or reliability for
19 any other customers in Yorkville, and our waste
20 water discharge will be extremely minimal.

21 Every utility interconnection is
22 designed specifically, you know, for this campus
23 itself. That's going to eliminate the risk of
24 any brownouts, water pressure drops or any hidden

1 congestion for Yorkville customers, both now and
2 in the future.

3 And, again, I know I've said this, I
4 am like a broken record here, but there will be
5 no fiscal impact, no hidden cost and no future
6 tax liability to the city. Everything is going
7 to be privately funded.

8 All utility upgrades are going to be
9 coordinated with the City agencies to ensure zero
10 disruption to existing service.

11 We are going to cover the full cost
12 of entry for the upgrades to City infrastructure
13 and shield the community from any financial risk
14 now and going forward.

15 For the City, its residents are
16 really going to receive a benefit from this
17 project, from improved roads and utilities and no
18 exposure and no cost risk there. We are really
19 going to be a self-sustaining project from day
20 one. Next slide, please. I guess it is this
21 one, sorry.

22 At full build-out, Project Cardinal
23 is going to generate substantial new annual
24 property tax revenue for the City and all local

1 taxing bodies. This is pending our final utility
2 entitlement that we are working on, but at full
3 build-out, as Bart mentioned, the numbers can be
4 very substantial.

5 The scale of the campus is going to
6 materially expand Yorkville's tax base and
7 provide long-term financial stability, as
8 confirmed by both City staff and independent
9 fiscal analysis.

10 Unlike residential or warehouse
11 development, data centers create significant
12 fiscal benefit when placing minimal demand on
13 public services.

14 While the campus does increase the
15 utility loads and all the required upgrades from
16 power, water, sewer and road, everything is
17 privately funded and there is not going to be any
18 cost or operational risk to the City or its
19 residents.

20 The project does not add any
21 students to schools, it does not materially
22 increase calls for police or fire services.
23 There is no new operational costs for public
24 services from our project.

1 The campus itself supports ongoing
2 construction, high value technical jobs, so at
3 full capacity, if we get our full load
4 entitlement, there will be somewhere in the
5 neighborhood of 500 to 800 full-time jobs, and
6 these are high-paying, great jobs, and it's going
7 to be really a lot of major -- a major capital
8 investment in the community, and it should drive
9 supplier spending in the local community and
10 workforce development and provide sustained
11 economic development not just to Yorkville, but
12 to the region as a whole.

13 And then comparable data center
14 projects in Illinois. As Bart mentioned, Meta
15 site in DeKalb had delivered recurring increases
16 in local tax revenue, sometimes enabling property
17 tax rate reductions, while imposing a minimal new
18 burden on local services and the public.

19 We believe that Project Cardinal is
20 a net positive for City finances. It delivers
21 new revenue, economic growth and jobs without
22 increasing the service or utility burden for
23 Yorkville or its residents.

24 And, again, all campus

1 infrastructure is going to be privately funded
2 and purpose built, ensuring that the community
3 reaps all the benefits without incurring any
4 hidden costs. And next slide, please.

5 Project Cardinal directly implements
6 Yorkville's adopted income strategy. It brings
7 next generation high value data center
8 infrastructure to the City's targeted tech
9 corridor, delivering the type of investment
10 envisioned in the Comprehensive Plan of regional
11 growth priorities.

12 The campus is fully compatible with
13 surrounding industrial, tech and open space uses.
14 All major impacts from noise, light and traffic
15 are mitigated with extraordinary setbacks,
16 engineered berms, sound walls where appropriate,
17 and upgraded infrastructure going well beyond
18 code minimums. The result is going to be a
19 buffered, unobtrusive community phasing project.

20 Every utility, road and offset
21 improvement, whether it be power, water, sewer,
22 or roads, is going to be 100 percent developer
23 funded, built and maintained. There is zero cost
24 or fiscal risk to the City or its residents, and

1 all these obligations are going to be formalized
2 in the binding annexation and PUD agreements.

3 The project itself expands
4 Yorkville's tax base, delivers recurring revenue
5 for public services, creates quality jobs and
6 supports local work force development.

7 The residents of the city budget are
8 going to benefit directly from this long-term
9 investment. Our application meets or exceeds
10 every core PUD and zoning requirement.

11 Any requested deviation or variance
12 we believe is fully justified, narrowly tailored,
13 and tied to operational need or enhanced
14 buffering.

15 All of our findings have been
16 documented in the petition and on public record.
17 There has been no compromise to health, safety,
18 welfare or neighborhood character.

19 All operational and mitigation
20 commitments are going to be enforceable
21 conditions within the PUD, and I'd imagine
22 periodic compliance with these are going to be
23 conducted in coordination with City staff.

24 The project itself again is neither

1 speculative or temporary, it's going to be
2 anchored in Yorkville for the long-term with
3 every mitigation, benefit and standard codified
4 and enforceable in the PUD and annexation
5 agreement.

6 We are not leaving anything to good
7 faith. The City is going to retain full control
8 and enforcement over the project. The last
9 slide, please.

10 So this has been our project
11 objective from day one: We are not trying to
12 redefine Yorkville. We understand that we are a
13 guest in your community and we are trying to
14 become a full-time member of it.

15 Every standard, finding and City
16 requirement has been fully met or exceeded
17 throughout this process. All project impacts,
18 whether it be visual, noise, traffic or water,
19 have been comprehensively mitigated, with every
20 commitment formalized as a binding, enforceable
21 condition in the PUD and annexation agreements.

22 Project Cardinal will strengthen
23 Yorkville's economy, tax base and infrastructure
24 for decades to come while preserving community

1 character and quality of life.

2 And I want to thank you all for your
3 time and consideration tonight, and we are going
4 to be available for any questions you may have.

5 CHAIRMAN VINYARD: Thank you. Do the
6 Commissioners have any questions?

7 COMMISSIONER CROUCH: No.

8 COMMISSIONER GREEN: No.

9 CHAIRMAN VINYARD: Okay. Very good.
10 Thank you.

11 MR. McCARRON: Thank you.

12 CHAIRMAN VINYARD: Is there anyone
13 present who wishes to speak in favor or
14 opposition of the request?

15 I will remind you this is the only
16 time during tonight's hearing where you will be
17 allowed to speak.

18 BERNIE WEILER,
19 having been first duly sworn, testified before
20 the Planning and Zoning Commission as follows:

21 MR. WEILER: My name is Bernie Weiler.
22 I am an attorney licensed to practice law in the
23 state of Illinois, and as Mr. Kramer said,
24 specifically in Yorkville.

1 I represent the homeowner's
2 association of the development that is along Ashe
3 Road directly across from the western edge of
4 the -- the western section of the -- this
5 proposed development.

6 It would be disingenuous of me to
7 suggest that concerns that have been raised since
8 we initiated our interest in this project have
9 not been addressed by either the developer or by
10 staff. Many of the concerns that we have
11 addressed have, in fact, been addressed.

12 When we were last here, we addressed
13 the issue with regard to the reforestation of
14 significant portions of the community that will
15 not -- where there will not be any kind of
16 communication from one portion of the community
17 to the other because this will be a closed site.

18 That has been addressed since we
19 have last been here with the landscape plan that
20 has been presented that says there are 4,000
21 trees that are being developed -- or that are
22 planned.

23 Now, when those are going to be
24 planted will be an issue because the planting is

1 not going to occur until the construction has
2 been done on various issues.

3 But one of the things that -- also
4 one of the concerns that our residents have had
5 are not only the decibel level that will be
6 generated, which is being addressed by staff,
7 and, of course, by the promises that have been
8 made by the developer, but also the low tonal,
9 uninterrupted humming noise that is generated by
10 these issues. That was also addressed in the
11 presentation that was made.

12 However, one of the things that has
13 been specifically addressed by Bart and by the
14 developer themselves, is the phasing of the
15 development.

16 In Bart's presentation on three
17 separate occasions he has expressed the caveat as
18 to what happens in the event that the bubble
19 bursts or that this development does not take
20 place as predicted.

21 The developer has also told you
22 tonight that nothing is going to be built until
23 they have a commitment from a specific user.

24 We have also heard tonight that

1 there is competition for the placement for those
2 users to come to a community or a specific site.

3 Bart had specifically indicated that
4 Yorkville was in a competition with DeKalb for
5 one of these sites. All of the incentives that
6 have been expressed are of interest to all of the
7 communities.

8 In fact, Yorkville itself is
9 planning four of these developments that are
10 going to compete with each other, so the
11 long-term effect of this is we need to look at
12 what is the effect should this competition and
13 should the need for these things reduce the rate
14 at which this development is going to go forward,
15 and so one of the issues that is of greatest
16 concern to us -- and once again I would be
17 disingenuous to suggest that these concerns are
18 not being addressed -- but the phasing of this
19 development.

20 The most intensive use and the least
21 screened use is on the western edge of this
22 development, and as you can see, when you look at
23 the landscaping plans, you will see that what
24 they plan, what the developer plans as the -- and

1 if you could go to the slide that shows the
2 development with the -- with the detention, that
3 would show it.

4 So if you look at the far west
5 portion, and if we develop from west to east, we
6 find that the development immediately across Ashe
7 Road will be the first to be impacted at a time
8 when the landscaping is the least mature.

9 You will also show that although the
10 trees in the landscape plan shows that there are
11 4,000 trees that are within the interior, there
12 is a very thin layer of rim around the entire
13 development, and with regard to the interior
14 trees, which I think are very generously applied,
15 will -- there are areas in every other area of
16 the development between the buildings and the
17 landscaping screening.

18 With regard to what's happening on
19 the west, there is the detention pond which
20 provides no screening and there is no space for
21 screening between the western edge of those
22 buildings and that subdivision.

23 So in the event that we -- that the
24 only users that this development has is in the

1 western side, this development to the west of
2 Ashe Road is going to be the most affected and
3 will be the most affected and will be permanently
4 affected in the event that this development fails
5 or does not get built out.

6 So the better idea would be to
7 develop this on the areas which are least
8 impacted, which would be either along Route 47
9 would be least impacted by residential use or on
10 the southeast sections along Galena Road, which
11 would be an extension of the industrial uses that
12 are going up Eldamain Road.

13 So I think if we are to invest our
14 confidence in what Bart and his staff had done in
15 researching this, we do really need to listen to
16 the caveats of what happens should -- should even
17 our own other developments compete with this
18 development for users.

19 So we would -- we would like to --
20 that's really one of the most -- one of the
21 principal concerns.

22 The other thing is that we need to
23 look at what this really looks like. We are
24 saying that this is two-story buildings; well,

1 the height of these two-story buildings are
2 70 feet, and -- which really equates to a
3 five-story building, so it's important to look at
4 what the effect is for the residents who are
5 going to have to look at that, particularly in
6 the event that the benefits and the, you know,
7 the redistribution of the tax base is not -- is
8 not satisfied.

9 So that's one of the biggest
10 concerns, and so because this would be a special
11 use, one of the conditions of the special use
12 could be the phasing of the development.

13 Now, one of the reasons that was
14 given by the developer as to why they have to go
15 from west to east is that Commonwealth Edison,
16 who is the 800-pound gorilla on the block, and
17 one of the comments was made that nobody tells
18 Commonwealth Edison what to do.

19 However, if the -- if the horizon
20 for revenues for the city is a hundred million
21 dollars, we need to look at how that -- how that
22 looks from an economic standpoint from the people
23 who are interested in that development.

24 That hundred million dollars is a

1 very small percentage of the actual revenues that
2 are generated by this, so that Commonwealth
3 Edison has a very big interest in creating the
4 power applications for this use, so there is a
5 huge economic development and the fact that
6 Commonwealth Edison would like to build on the
7 west side, they can be encouraged -- they can be
8 encouraged to build in a different phased way.

9 And if they say we don't want to do
10 that because we can't guarantee that this is
11 going to be developed, well, we ought to have the
12 same consideration and concern.

13 We have other people that will
14 iterate some other concerns, but we do have a lot
15 of trust in the staff, who have addressed all of
16 our concerns and have redefined some of the --
17 some of the issues in the actual ordinance that
18 will be controlling this.

19 So -- but that's one -- that's one
20 of our biggest concerns, and we need to
21 understand that this is 3,000 acres which is
22 being dedicated to this use, and this is a
23 radical departure from the zoning and the
24 Comprehensive Plan that the residents depended on

1 when they -- you know, when they built their
2 houses, so -- and when they located here, so I
3 think concern needs to be directed to them and
4 that -- and that their concerns need to be
5 listened to and accommodated.

6 Thank you.

7 CHAIRMAN VINYARD: Would anyone else
8 like to speak? Would the developer, would you
9 like to get on to any of his concerns, both the
10 City or the developer?

11 MR. McCARRON: Now?

12 CHAIRMAN VINYARD: Yeah, would you like
13 to address some of it real quickly?

14 MR. SILVERMAN: You want to wait until
15 the end?

16 MR. McCARRON: Wait until the end.

17 CHAIRMAN VINYARD: That's fine.

18 JOHN P. BRYAN,
19 having been first duly sworn, testified before
20 the Planning and Zoning Commission as follows:

21 MR. BRYAN: I appreciate the time to
22 address y'all on this project. I'm going to try
23 and not duplicate anything that Mr. Weiler said.
24 I may, and I am not doing it on purpose, but I

1 just want to -- you know, just kind of a little
2 background of me.

3 My name is John P. Bryan. I have
4 been a Kendall County resident now for 18 years.
5 I have owned property at Legacy Farms for 20. I
6 have some other property in the area, but I don't
7 live there, I live in Legacy Farms.

8 I bought my lot 20 years ago, and
9 one of the reasons I bought the lot was that
10 parcel was rezoned residential. It was Del Webb
11 Pulte.

12 The owners of the farm got a nice
13 down payment for the property, and the great
14 recession hit and they pulled the pin, so it
15 remains to this day still residential, and, you
16 know, maybe I am foolish, but I figured, you
17 know, once it's residential, who changes it --
18 who changes it to industrial? It's residential.

19 So I built my -- I built my house.
20 I was the second house on the property. I put a
21 lot of blood, sweat and tears into that house. I
22 love it. I am probably never going to move
23 regardless if this lobotomy goes on of our
24 farmland, but, you know, I expected homes, and I

1 don't have a problems with homes, I think that's
2 what it should be, but to reverse that is just
3 kind of in my book dirty pool.

4 I looked -- in my former life I was
5 with a paving contractor, and I looked at
6 Eldamain. Eldamain Road is a 40-year concrete
7 pavement. It is built for industrial use.

8 Menards moved in there; what was
9 Sugar Grove's loss was Yorkville's gain, and I
10 knew that that part of Yorkville slash Kendall
11 County would be industrial and I didn't have a
12 problem with that. Why would I?

13 I also know that Ashe Road is posted
14 for no trucks and as is part of Base Line Road,
15 and Base Line Road, the United City of Yorkville
16 took over the -- took over Base Line Road, I
17 don't know, a couple, five years ago maybe, and
18 rebuilt it last year to a -- probably a 20 to
19 25-year pavement out of asphalt, fold-up asphalt.
20 Very nice. What it was beforehand was awful.

21 And so like I'm, you know, well,
22 great, this is always going to stay a rural area,
23 maybe with houses because that's in the
24 Comprehensive Plan of the United City of

1 Yorkville, not -- it's not the united city of
2 data centers, it's the United City of Yorkville.

3 And I was always aware of a ComEd
4 substation. I mean, I've known it since I was a
5 little kid. My job -- as I got longer into my
6 job, I traveled a lot, I did a lot of paving in
7 Kendall County, Kane County and various -- and I
8 always saw that, and then 20 -- and then 9/11 hit
9 and everybody thought of -- everybody was told if
10 you see something, say something, right?

11 And I'm like wow, that is a huge
12 soft target for terrorism. It really is.

13 I never in my wildest imagination
14 thought that that substation would actually be
15 the terrorist, because that substation is
16 creating ecoterrorism.

17 You are destroying the farmland and
18 you are destroying the look of Yorkville with --
19 The thing is about that picture is it doesn't
20 give you a scope of how big these buildings are.

21 Drive down I-88 and you will see one
22 of these data centers going up. They are huge.
23 And you just don't get a feel for just how big
24 they are. It's two miles from Ashe to Route 47,

1 and that is completely out of the ordinary from
2 what I thought Yorkville was going to be.

3 One of the things I am wondering,
4 too, with Illinois Route 47 right there, we know
5 that it's going to be expanded, the Phase 2
6 engineering is complete, I think they are waiting
7 for utility relocation right now.

8 I think in front of Bristol Bay they
9 are relocating telephone poles right now, or
10 ComEd poles or whatever they are, and I think
11 once the utilities are relocated, it will go out
12 for bid and I'm guessing that's going to be a 60
13 to \$70 million project.

14 Why in the world would you not have
15 ingress and egress off of 47 for this project? I
16 don't care -- You definitely should start in the
17 middle, but why not have the access road go all
18 the way back to the middle and have the
19 ingress/egress out to Route 47, okay?

20 You've got to mess with the Rob Roy
21 drainage ditch, okay, they've got -- they've got
22 boxes for that. And what would that cost?
23 Deceleration lanes, a box culvert probably a
24 thousand feet long maybe, depends what IDOT would

1 require. IDOT would definitely give a permit for
2 this.

3 Might cost \$10,000,000. For the
4 scope of this project, that's like you and me
5 flushing a toilet, so why in the world are we
6 going off of rural roads when we can go off
7 Illinois Route 47? That's what it's built for.
8 It's going to be a four-lane highway into
9 Yorkville. Why would you not have the ingress
10 and egress coming off of Illinois Route 47? It
11 really -- it surprises me.

12 I was a little surprised, you know,
13 I've been to quite a few of these meetings, I was
14 at a Kane County Board meeting yesterday, I was
15 at the Yorkville Board meeting yesterday also,
16 and they gave the pledge of allegiance.

17 We pledge allegiance to the republic
18 for which it stands. The republic. What is the
19 difference between a republic and a democracy? A
20 republic, the founding forefathers created a
21 republic so that the minority would not be
22 squashed. Why do we have the U.S. Senate? Every
23 state has two senators. Illinois has two
24 senators. Wyoming, which is where Pioneer

1 Development is from, has two senators. Why? So
2 that the minority doesn't get squashed.

3 The people in Legacy Farms are the
4 minority, and it feels to me we are getting
5 squashed. That is not in the true sense of the
6 republic for which it stands.

7 I personally think I would describe
8 them as carpetbaggers. They are coming into our
9 state, they are coming into our community,
10 they're going to make not millions, not tens of
11 millions, not hundreds of millions, billions of
12 dollars. Billions of dollars.

13 On whose backs? Well, in my book
14 the people in Legacy Farms. We were -- yes. If
15 I build next to an airport, shame on me if I'm
16 going to complain about the planes. Shame on me.
17 But I built next to a farm field, not 14 data
18 centers. 14.

19 There's been talk about -- well,
20 okay. Pioneer Development over and over and over
21 has said two or three times that you don't
22 have -- you're not -- it's not going to cost the
23 United City of Yorkville a dime for any
24 infrastructure improvements.

1 I have participated in hundreds,
2 hundreds, of developments in and around Kane,
3 DuPage and Kendall County, and even a little into
4 Will. Not one single developer that I knew
5 didn't pay for every single infrastructure
6 improvement.

7 I know that because in 2007 and 8
8 when the markets crashed, a lot of my fellow
9 competitors lost a lot of money because they
10 built the infrastructure, and the way it works in
11 Illinois unfortunately -- and I tried to get it
12 changed in Springfield, but no luck -- is that
13 you only have to -- you only have to put a
14 performance bond down for a development, which
15 means it's not a contract bond.

16 So that means there is not -- they
17 are not guaranteed payment, the contractors.
18 Many a contractor built roads, built sewers,
19 built, you know, electric, et cetera, et cetera,
20 that were left hung out to dry because there was
21 no -- there was no contract bond, and, of course,
22 there was no payment bond.

23 So every single development I have
24 ever been on, and like I said, I did hundreds of

1 them, the developer pays for the infrastructure.
2 I am so sick and tired of Pioneer Development
3 telling you people we're going to pay for
4 everything.

5 What -- that's not different than
6 any other development than I've ever seen, so I
7 am just a little -- I am just a little tired of
8 them telling this board that you don't have to
9 worry about it, we are going to have to pay for
10 everything. How is it different than any other
11 development? So it's not. So just put that
12 checkmark off because that's great, I mean, it's
13 nothing different.

14 ComEd. I know that Bernie talked
15 about it, and they said in the last meeting that
16 ComEd requires that you have to start from west
17 and then move east, and you can't -- you can't
18 tell the utilities what to do.

19 Number one, tell that to IDOT,
20 right? IDOT, as I just said, is having all the
21 utilities relocated on 47 so it can be expanded
22 to four lanes and ComEd does not pay for that --
23 or, I mean, I'm sorry, IDOT does not pay for
24 that. ComEd does.

1 And last I checked, ComEd and the
2 state of Illinois doesn't have the greatest
3 reputation in the world right now. Ask the man
4 that's going to prison for seven and a half years
5 for colluding with ComEd, Mr. Michael J. Madigan.

6 CHAIRMAN VINYARD: Can we just stick to
7 the facts of the argument for this and not get
8 into --

9 MR. BRYAN: Well, okay. All right.

10 CHAIRMAN VINYARD: Thank you.

11 MR. BRYAN: I'm sorry. Well, it's all
12 kind of --

13 CHAIRMAN VINYARD: I understand.

14 MR. BRYAN: I understand.

15 CHAIRMAN VINYARD: I got you.

16 MR. BRYAN: I understand that there is
17 no stress on the schools, I understand that there
18 is no stress on the fire department. I did talk
19 to the fire department.

20 But I also remember back in the day
21 that you had impact fees and these developers had
22 to pay impact fees to try and make up for some of
23 the stress of the city services.

24 You know, I look at these things and

1 I look at my phone and how many times do I get
2 spam calls? They are all generated from AI.
3 Where is that AI? Who needs to get ready for
4 medicare A and B, are you ready for -- you know,
5 your car warranty is expired, you need a business
6 loan, you get an AI call.

7 Well, you know what? That's all
8 coming from those things, and I know, I
9 understand they are going to build them
10 somewhere, but do I need them in my backyard?
11 But they are. I mean -- I mean, it's crazy.

12 I am concerned. I do know that
13 there is a lot of power. For the old people like
14 me that remember 1988 with the rolling blackouts
15 in -- rolling blackouts in New York, the rolling
16 brownouts in Chicago, the rolling brownouts in
17 New York and the East Coast.

18 Our infrastructure, electric
19 infrastructure, is not set up for all this power.
20 I know a lot of electrical contractors. I am
21 curious when this thing is completely built, say
22 there is a problem, say we have another heat wave
23 like 1988 when hundreds died in Chicago. Who is
24 going to get the power, the data centers or

1 Grandma's nursing home?

2 I know that once those things don't
3 have power, I think they are going to have a lot
4 of data loss, but, I mean, that's something to
5 consider.

6 Now, we've got -- I am going to talk
7 a little bit about the economic impact. I get
8 it, Yorkville is going to have a huge windfall,
9 \$7.5 million a building is what Pioneer has told
10 us just tonight when they are done, but, I mean,
11 for us at Legacy, we are not -- we are not -- we
12 are not residents of Yorkville.

13 So you can say that the property
14 taxes cannot go down, they have -- Pioneer has
15 said that, because if the property taxes go down,
16 their property taxes also go down, and that will
17 put a dent in, you know, the money that's going
18 to come to the United City of Yorkville.

19 They -- Pioneer has said that home
20 values will increase, and they have gone up
21 70 percent in the last ten years. I think we had
22 a thing called a pandemic. Didn't everyone's
23 home value skyrocket, and especially in Illinois
24 right now where the -- the real estate market is

1 so tight because there is just no inventory, so
2 everybody's price of their homes has gone up.

3 We have -- we have studies and we
4 have realtor information that shows that
5 within -- within the close proximity of data
6 centers the home values will fall between five
7 and 15 percent.

8 I can't believe they're -- I mean,
9 who really thinks that your home value is going
10 to go up when you are looking at a concrete
11 jungle?

12 We saw the pictures, they said it's
13 not going to be all, you know, concrete walls.
14 They showed you the front, the sides and the
15 back; they're all concrete. It's not pleasant to
16 look at.

17 The trees will block the view.
18 When? 30 years from now? I'll be dead. I will
19 be dead. So they're not going to block the view.

20 Speaking of views. What about the
21 cranes? I mean, so we've got to look at cranes
22 that -- those cranes, if you're building -- if
23 you're putting something on a 50-foot tall
24 building, those cranes are going to be a hundred

1 to 150-foot high.

2 I mean, that's -- that's in
3 violation of the code, but you've got to build
4 them, so no tree in the world is going to block
5 that.

6 The trees in Legacy are upwards of
7 90 to 100 feet high for the -- for the very
8 mature ones, so think about that. It still won't
9 block the cranes, they are still going to be
10 there and we're going to have to look at them.

11 I will ask again. I am a little
12 confused when Mr. Olson says that it's a 20-year
13 build-out and then Pioneer Development says it's
14 a ten-year build-out. Can somebody tell me which
15 one it is?

16 20 years I will be 82. Ten years I
17 will be 72. You know, I built there as my -- my
18 dream house. My dream spot. I am close to
19 everything, but still rural, for a while.

20 And speaking of rural, isn't it in
21 Yorkville's Comprehensive Plan to remain a rural
22 community? If that's rural, I am definitely
23 confused on what the definition of that is
24 because that is far from rural.

1 The local businesses, okay, you
2 know, I have tried to look at some research on
3 how many people these buildings really employ. I
4 haven't got -- he says it's going to employ 500
5 people, okay? I've heard other people tell me,
6 you know, it's going to be six to ten people per
7 building because they are all automated. They
8 are run by computers, that are the computers.

9 What's that doing for the businesses
10 in Yorkville? If you put homes in there, the
11 businesses will thrive, but these aren't -- these
12 are -- these are employees supposedly, we don't
13 really know the number, but it's going to be for,
14 you know, 20 years before it's built out, or
15 ten years. The businesses in the United City of
16 Yorkville are not going to see any benefits from
17 this program. They just won't.

18 The noise. So everybody wants to
19 talk about the -- you know, the noise and it's
20 going to be great, it's going to be quiet when
21 it's done after ten years, 20 years, I don't know
22 which it is, but back-up alarms are not quiet.
23 They are designed to be safety protection for the
24 people on the ground.

1 The amount of concrete trucks, the
2 precast drywall or -- or the precast concrete
3 walls, those all come in on trucks. They're
4 loud, they're going to be loud, and they are
5 going to generate dust.

6 Could you imagine this year with no
7 rain, the dust? I am curious to see what the
8 dust control is going to be.

9 And when, you know, if you go by the
10 one in Yorkville, and I have a picture -- it
11 doesn't do me any good, it's for like a 31-acre
12 site, and the amount of -- there is six cranes on
13 this 31-acre site and dozens and dozens of
14 vehicles for the trades. Dozens.

15 So the traffic will not be -- it
16 will be there. When they are done it won't be,
17 but that's ten or 20 years, so I don't want to
18 hear this either that there won't be any
19 increased traffic, because there will be, because
20 you've got to get the building materials and
21 you've got to get the men to be there.

22 So that's another really kind of --
23 a lot of these things that are being told by
24 Pioneer is when it's done, but it's not going to

1 be done for a long time.

2 Site remediation. We were told in
3 another prior meeting that these things have a
4 75-year useful life. How many of you have ever
5 heard of a data center before five years ago?
6 Anybody? Not me.

7 I mean, there's a good chance --
8 everybody knows what lithium is now, right? It
9 fuels our -- that's the batteries that we put in
10 our electric cars, but lithium may be gone in
11 ten years because, you know what, someone is
12 going to come up with another. Might be
13 hydrogen.

14 How do we know 75 years from now the
15 technology right now that is moving at breakneck
16 speed -- I mean, Elon Musk lands a -- lands a
17 booster rocket in a set of chopsticks. I mean,
18 who would have thought that was possible ten
19 years ago?

20 So you are going to tell me that
21 this really has a 75-year useful life? I mean, I
22 am curious to see what's going to happen with the
23 wifi buildings, you know, because they've got one
24 purpose, these buildings are one purpose, and if

1 this technology changes, you're going to have --
2 you're going to have urban blight right in my
3 backyard.

4 So I am thinking, you know, if you
5 do approve this project, I would like -- and not
6 a bond. I would like to see an escrow, a very
7 large escrow, for demolition and clean up.

8 I think that's something that the
9 Planning Committee should really, really think
10 about, and you should do it per building, just --
11 and like I said, not a bond, because a bonding
12 company is going to fight it. Going to fight it.

13 CHAIRMAN VINYARD: I understand.

14 MR. BRYAN: So, okay, my final thoughts,
15 I know you guys are getting antsy. Like I said,
16 this project goes totally against Yorkville's
17 Comprehensive Plan.

18 They are right, they said they are
19 going to redefine Yorkville. Well, you are right
20 because the Comprehensive Plan is going right out
21 the window. It really, really is.

22 Central Park. We all know Central
23 Park in New York. You know how many acres
24 Central Park is? 890. This thing is bigger than

1 Central Park.

2 We in Legacy Farms are not residents
3 of Yorkville, so we won't -- I call this taxation
4 without representation. Why? Because we are
5 being taxed and tax isn't just money, tax is a
6 burden.

7 We are going to be burdened with
8 dust, noise and ugliness for ten years, and we
9 have no say so because we're not -- we don't live
10 in Yorkville.

11 We're not going to see any of these
12 grandioso, you know, fee reductions, and we will
13 see -- the only economic benefit we will get is
14 we will lose money on our houses. That's it. I
15 mean, this is pure and simple taxation without
16 representation.

17 My last statement, the bottom line
18 is this land was zoned residential. It was zoned
19 residential, and you are going to change it to
20 M-2 industrial.

21 It's not fair to me, it's not fair
22 to my neighbors, and it's not fair to anyone that
23 drives down that road, you know.

24 I will quote a late great actor,

1 Patrick Swayze. Why am I so -- why am I so --
2 just so angry about this project? Because I live
3 here.

4 Thank you.

5 CHAIRMAN VINYARD: Thank you. Would
6 anyone else like to speak? Preferably on topics
7 that haven't been addressed with either of the
8 last two.

9 KEITH LANDOVITZ,
10 having been first duly sworn, testified before
11 the Planning and Zoning Commission as follows:

12 MR. LANDOVITZ: Good evening. Keith
13 Landovitz, 275 Ashe Road. My wife and I live
14 immediately to the west of the subject property.

15 We are immediately -- we are
16 adjacent to, but not part of, the Estates at
17 Legacy Farms subdivision, residential
18 subdivision, so although I've come very much to
19 respect Mr. Weiler, he -- the homeowner's
20 association that he represents doesn't cover my
21 wife and me.

22 I'm going to try -- some of my
23 concerns are tangentially the same. I am going
24 to try to raise only points that are specific and

1 haven't been specifically said before.

2 CHAIRMAN VINYARD: Thank you.

3 MR. LANDOVITZ: I won't succeed in that
4 a hundred percent, but I will do the best I can
5 to respect your time.

6 So first I do want to acknowledge,
7 as Mr. Weiler did, some good things that have
8 happened in the course of planning this.
9 Particularly I see that the most recent site
10 plan -- and I thank the petitioner and the City
11 staff for putting some newer documents on the
12 website recently, I think within the last week,
13 the most current site plan doesn't show entrance
14 or exit along Ashe Road, so I think that's great.

15 I still wish the two residential
16 driveways, including mine, were on the plan. My
17 access to Ashe Road is not part of the Leg -- the
18 residential subdivision road network, so there is
19 a separate, and there are two now separate
20 residential driveways.

21 I think that's all material to the
22 overall transportation planning, so it should be
23 part of the record, but -- and I believe I heard
24 the petitioner say this also tonight, that the

1 access to the site would be just along Base Line
2 and Galena, so that's great, I want to see that
3 continue as part of the PUD agreement.

4 But then some concerns, and with
5 reference specifically to the more recently
6 published documents, the sound study, I think
7 there are some inconsistencies between the
8 published document and some of the things the
9 petitioner said this evening in his testimony.

10 The document does not allude to the
11 lower thresholds for tonal sound, and, again, I
12 applaud Yorkville for I think that was an
13 enlightened act to enact those lower standards,
14 right, recognizing that tonal sound punches above
15 its weight, right, in terms of nuisance impact,
16 but I don't think that's acknowledged in the
17 study, so I would want to see that updated, and I
18 would want to see assurance that, in fact, the
19 sound will be below -- below those thresholds in
20 the appropriate categories for atonal versus
21 tonal sound.

22 The -- and tonal sound, I think even
23 as good as the Yorkville thresholds are, tonal
24 sound is a real concern, right, particularly with

1 industrial zoning as opposed to residential or
2 other uses, even commercial, right, because the
3 idiosyncratic industrial uses generate their own
4 particular tonal sounds.

5 Mr. Bryan gave what to me is the
6 paradigmatic example of the thousand hertz
7 back-up alert thing, but, you know, I don't
8 expect data centers to have much of that,
9 although I would love to see that, a prohibition
10 against any of that in the special use, right,
11 but there may be, and this may be an opportunity
12 if Yorkville is trying to benefit from lessons
13 learned from other places that have done these
14 data centers, understanding what kind of tonal
15 noise they generate and having specific
16 requirements in the -- in the special use or the
17 general zoning ordinance for that I think would
18 be good.

19 I know the sound study also
20 alluded -- and I think petitioner did in
21 testimony this evening -- to possibly ordering
22 equipment designed not to generate tonal noise.

23 I don't know if that's -- you know,
24 I could put out an RFP for equipment that -- for

1 a chiller that's shaped like a giraffe. I don't
2 know if anybody actually makes that, right?

3 So whether these things are actually
4 made with different sound profiles and are
5 available in the market, I don't know if that's
6 hypothetical or proved, but, in any case, I think
7 that warrants a little more work tightening up
8 the sound study and getting better assurance that
9 both the sound levels will be below the
10 appropriate thresholds both for tonal and atonal.

11 In terms of light, the photometric
12 study -- and I understand the way these are
13 typically done, right, for a couple of things.

14 First, I think in the published
15 documents it was really just showing one
16 building, and I am assuming that's because the
17 theory is that all the buildings are going to be
18 the same.

19 I think ideally that's not really as
20 good as having a full lighting plan, which I
21 think would be better, but even just working from
22 that study, right, what a photometric study
23 typically shows is -- I think the proper
24 engineering term would be luminous flux. That's

1 the thing that's measured in lumens or foot
2 candles.

3 I think in layman's terms that kind
4 of translates into like ambient brightness, so
5 that's like when you think of light pollution,
6 that's what you think of, it's just light going
7 in all directions, right, and how much, how
8 intense is that omnidirectional light. That's
9 not the same thing.

10 So saying the photometric study
11 shows that a certain distance from the buildings
12 there will be zero foot candles of light -- of
13 luminous flux, right, that's not the same as
14 saying, as I think the petitioner did this
15 evening, and I'll ask him to beg my pardon if I
16 am misquoting him, that the buildings would for
17 all intents and purposes be invisible.

18 In fact, the whole principle by
19 which ornamental lighting works -- and I know we
20 are not having ornamental lighting here -- but
21 ornamental lighting is low intensity, right, the
22 overall light output is low, but you see it. You
23 can't read by it, but it makes an impression.

24 My concern, to put this in concrete

1 terms, is that we are going to have something
2 here that looks like the Martians landed their
3 UFO in the neighboring farmer's field, or their
4 whole fleet of UFOs, right, if there are 14
5 buildings.

6 Now, if none of those -- and I'm not
7 sure, I think the -- the photometric study I
8 think said 25 feet up for the luminaires, I think
9 the M-2 would be 35 feet, I think it's 20 feet
10 for residential, if I remember the zoning code
11 correctly, so I would love to see not more than
12 20 feet, but what I really care about is that the
13 lights just not be visible from the outside of
14 this thing, so that you're not looking up at
15 buildings and seeing this row of lights, right,
16 and, again, other than if they are not blinking,
17 you know, it kind of looks like a UFO landed in
18 the field, right?

19 Even if the lights are not very
20 bright, that's something -- it's kind of the same
21 thing as tonal noise in that it has an aesthetic
22 impact that punches above its weight, right, in
23 terms of just the energy output. So those were
24 some specific concerns with the revised

1 documents.

2 I think my biggest concern, and
3 forgive me here, I do have to repeat a bit of
4 what was said before, but the planned -- the
5 phased planning building from west to east,
6 right, of course I am another person that lives
7 in the west, to the west, I, you know, share the
8 concern about disproportionate impact on people
9 who are not residents of Yorkville, right, who
10 live in an unincorporated area and, therefore,
11 the equal protection implications of that.

12 I would very much like to see, and
13 think it would be more equitable for the entire
14 community, a plan that builds out from the
15 center, right, particularly given how long this
16 development may take and the possibility that it
17 may not be fully realized.

18 And I know, again, forgive me here
19 for repeating a bit, but my wife and I had an
20 experience similar to Mr. Bryan's, we haven't
21 owned our property for 20 years, it's been about
22 six years, living here for five, but when we
23 moved here, we could tell Eldamain was -- the
24 Eldamain corridor was going to be industrial,

1 right, you could see that from the road
2 improvements, you could see that from looking at
3 both Yorkville, Kendall County and Plano zoning
4 maps, comprehensive plans, right? Didn't think
5 that industrial would go north of Galena.

6 Now, that's not to say that it
7 shouldn't or can't. I understand these
8 comprehensive plans get updated. On the whole my
9 objections are not to the data center development
10 as a use, but I would like to see better
11 transition to other land uses, right, and really
12 the principles from the Yorkville development
13 guidelines, right, the principles are preserving
14 rural character, and transition between land uses
15 I think could be done a little bit better here.
16 Part of that would be not building -- not having
17 the development start in the west.

18 So with that, I think that in terms
19 of the specific matters that the petition
20 comprises, right, and my prayer to the Commission
21 regarding the annexation, my plea is to recommend
22 against that unless and until the phasing is
23 revised because the only part that needs to be
24 annexed is the part that would be Phase 1, right,

1 and the annexation specifically enables that
2 phasing from west to east, so that's why -- I
3 have no other objection to the annexation, but
4 obviously leverage for a phasing that I would
5 view as more favorable to my interests is
6 undermined by the annexation.

7 In terms of the M-2 zoning, I would
8 prefer to see it -- particularly given the other
9 developments happening along the Eldamain
10 corridor, I would prefer to see a data center
11 district zoning rather than the general
12 manufacturing zoning.

13 I understand pros and cons of going
14 with the special use versus that specific zoning,
15 but I think given all the specialist
16 considerations around the data center use and
17 given the amount of territory that will likely be
18 zoned for that use, that is something for which I
19 would plead.

20 Regarding the special use overlay,
21 that's part -- that's a part where I think it's
22 all great, everything that I saw that was done
23 all seemed favorable in terms of lessening the
24 impact, so no concerns about any of that.

1 And then, finally, in terms of the
2 annexation agreements and the PUD agreement,
3 right, obviously I have talked about the
4 annexation, PUD agreement, similar issue with the
5 phasing, and also I think the general idea that
6 we -- you know, if this is going to go for 10 or
7 20 years, however long it's going to be, right,
8 saying this is -- we have all these hearings,
9 right, and state law mandates a certain process
10 and our zoning ordinances mandate a certain
11 process, but once that's all done and a PUD
12 agreement is signed, a lot of things that
13 materially affect the impact of a development,
14 particularly one this size, can happen in the
15 life of that development, and I would hope that
16 the PUD agreement would include requirements,
17 procedural requirements, above and beyond what
18 the state law and the existing local ordinances
19 require, to allow for checkpoints or toll gates
20 in the course of this development to help course
21 correct, both for things that may be adverse to
22 people who live in the area and also for other
23 general developments because nobody knows what's
24 going to happen over the course of 20 years.

1 I understand that developers need to
2 lock in certain parameters upfront, but I'd like
3 to see some procedural safeguards over the life
4 of the development.

5 My final point is my wife and I came
6 here as refuge -- came to Kendall County as
7 refugees from poorly planned development in Will
8 County.

9 I mean, already I see things being
10 done a thousand times better here in the way the
11 whole process is unfolding and the nature of the
12 development being planned, so I am very gratified
13 to see that, but I think there is still room for
14 improvement in terms of those -- you know,
15 setting up these gargantuan districts and then
16 the quality of transition, right?

17 A buffer is not a transition. I
18 know the plan has already gotten better since its
19 inception in terms of buffering, but I don't
20 think that's a substitute for better transition
21 to adjacent land uses.

22 So thank you for your time.

23 CHAIRMAN VINYARD: Thank you. Would
24 anyone else like to speak?

1 (No response.)

2 CHAIRMAN VINYARD: Would anyone joining
3 in on Zoom tonight like to speak?

4 (No response.)

5 CHAIRMAN VINYARD: Seeing as there is
6 none -- All right.

7 MS. BAUMGARTNER: Hello?

8 CHAIRMAN VINYARD: Yes.

9 DEBRA BAUMGARTNER,
10 having been first duly sworn, testified before
11 the Planning and Zoning Commission as follows:

12 MS. BAUMGARTNER: Hi. This is Debra
13 Baumgartner. My family owns the farm property
14 across the road on Base Line that is bounded by
15 Base Line, Miguel and Ashe Roads, so I actually
16 had some questions for either the City or the
17 petitioner.

18 My first question is in relation to
19 the roads, Base Line and Ashe Road. The report
20 says that those are going to have a hundred feet
21 total planned corridor, and I am just wondering
22 is the right-of-way dedication all coming from
23 the Pioneer Development or will you be seeking
24 easements from the land owners on the other sides

1 of Base Line and Ashe?

2 CHAIRMAN VINYARD: Okay.

3 MS. NOBLE: Um --

4 CHAIRMAN VINYARD: Go ahead.

5 MS. NOBLE: Oh.

6 CHAIRMAN VINYARD: You're good, if you
7 can answer, help.

8 MS. NOBLE: Sure. The petitioner will
9 be required to dedicate roadway on their side of
10 the land. I am not sure if it would require any
11 other easements on anybody else's property.

12 The City engineer just left the
13 room, so when he comes back, he will be able to
14 address that comment.

15 MS. BAUMGARTNER: Okay. Another
16 question involving easements. The plan shows a
17 future utility corridor, it's also referred to as
18 a future utility easement, that is 300 feet wide.
19 That is the length of a football field. That's
20 huge.

21 I am wondering, it runs north/south
22 just east of Phase 1. Is that utility
23 corridor -- Well, what is going to be in it for
24 one thing, and is there going to be an easement

1 sought for my farm, which is directly to the
2 north of that, which aligns with the easement
3 shown on the plan?

4 MS. NOBLE: That easement is an existing
5 ComEd easement, utility easement. ComEd would be
6 the one that would reach out if there is any
7 acquisition needed, not the City or in response
8 to the development.

9 MS. BAUMGARTNER: So do you know
10 anything about what is to be built on that?

11 MS. NOBLE: If the developer is willing
12 to respond.

13 MR. McCARRON: Hi, Deborah, nice to meet
14 you. So that 300-foot wide easement, currently
15 it's actually ComEd-owned acreage that runs
16 through our property. It dead ends at Base Line
17 Road. It will not be going north through there.

18 The lines actually end in the middle
19 of our property and then take a hard 90-degree
20 turn before going east, and we're not going to be
21 building lines north of your property.

22 MS. BAUMGARTNER: Okay. Thank you. Do
23 you know anything about the road right-of-ways,
24 my previous question?

1 MS. NOBLE: Our engineer is back, Brad
2 Sanderson, can address that question for you.

3 MR. SANDERSON: Yeah, I'm sorry, had to
4 take a break, but what was the question in
5 regards to the road right-of-ways?

6 MS. BAUMGARTNER: I was asking if Base
7 Line and Ashe Roads, which the information says
8 they are going to be widened, and I wondered if
9 the entire right-of-way dedication would come
10 from the Pioneer project development or if you
11 were going to be seeking right-of-way easements
12 from any of the property owners on the north side
13 of Base Line or the west side of Ashe Road.

14 MR. SANDERSON: Yeah, still to be
15 determined, but most likely on Base Line Road we
16 would try to obtain right-of-way from both sides
17 of the roadway and keep the roadway basically
18 where it is, but still to be determined. Those
19 details won't be planned for quite some time.

20 MS. BAUMGARTNER: And I had one more
21 question for the petitioner. How many data
22 center projects has Pioneer Development
23 completed?

24 MR. McCARRON: That's confidential, but

1 I think this will be collectively our fifth.

2 MS. BAUMGARTNER: Anything of this
3 scale?

4 MR. McCARRON: On a megawatt basis, this
5 is on the larger side of campuses.

6 MS. BAUMGARTNER: And is it the largest
7 that you have been involved with?

8 MR. McCARRON: It is the largest campus
9 I have been involved with.

10 MS. BAUMGARTNER: Thank you.

11 CHAIRMAN VINYARD: Does that conclude
12 your questions?

13 MS. BAUMGARTNER: Yes. Thank you.

14 CHAIRMAN VINYARD: Thank you. Would
15 anyone else in Zoom land like to speak? Speak
16 now or forever hold your peace.

17 (No response.)

18 CHAIRMAN VINYARD: Okay. Would the
19 petitioner like the testimony -- Would the
20 petitioner like to have their responses to the
21 standards entered into the public record?

22 MR. McCARRON: So just some high level
23 things. So thank you, Debra, Keith and John for
24 your comments, everybody as well. We appreciate

1 working with you guys, too, and trying to make
2 this project more harmonious for you.

3 So as far as the sound study goes
4 for no tonal noise, I saw before this meeting, it
5 hasn't been included yet, we have an updated
6 preliminary sound study based upon feedback from
7 Soundscape that have been going back and forth
8 with their engineers, so there will be no tonal
9 noise.

10 Additionally, as far as Keith, your
11 comment about wanting to see a full photometric
12 plan, but also noting that there is no light
13 pollution necessarily from our snapshot of the
14 building, so given that there is not going to be
15 any light pollution from a single building, there
16 is not going to be collective light pollution
17 either, so I'm not sure how that would be
18 different.

19 And then as far as lighting goes,
20 everything is going to be motion activated, so
21 it's not like all these parking lots are going to
22 be illuminated at night, and hopefully that was
23 made clear in the presentation, so from a
24 distance, especially given the berm work, the

1 hundred feet landscape buffer and the trees once
2 they are more mature, you are not going to really
3 see anything.

4 As far as the phasing issue, it is
5 at ComEd's discretion to a degree as well as PJM
6 and FERC. Our site plan for phasing has already
7 been submitted to them, so we can't really tell
8 them what to do.

9 And then for the comment that they
10 are adjusting poles along Route 47 right now, so
11 why can't we adjust ours, that is power at the
12 distribution level, it's not at the transmission
13 level. It's a totally different regulatory body.

14 The actual building heights that I
15 would like to reassert are 55 feet, they are not
16 70 feet, even though there is I believe an
17 ordinance now that we can build up to 70 feet.

18 What we are asking for is a 78-foot
19 variance for mechanical equipment that will be
20 inset from the building edges substantially. You
21 will never see that.

22 And I know it's hard to see from the
23 site plan that was up during some of these
24 questions, but it's a hundred feet wide of

1 buffer, which is massive. It's a third of a
2 football field.

3 So it's really hard to tell from the
4 scale, but it's an unbelievable amount of
5 landscaping, and it really is going to contain
6 the site and make sure it's obstructed from
7 any -- the shells are obstructed from view as
8 much as possible, once everything is fully built
9 out.

10 And then one point, Pioneer
11 Development is an Illinois LLC, it is not a
12 Wyoming LLC. We are an Illinois-based company.
13 All of our partners on the project are
14 Illinois-based.

15 And then as far as us being a
16 nuisance or potentially causing curtailment on
17 the grid for residential customers, that is
18 impossible. ComEd would never allow it.

19 We are paying for all grid
20 infrastructure upgrades to serve the site, and if
21 it's curtailed in an emergency, we would be
22 curtailed first and we would have backup
23 generators. We are not going to cause a
24 brownout.

1 And I understand Legacy Farms is
2 also not pleased that they are not going to see
3 any of the benefits here on a tax basis for
4 potential tax revenue going down. Potentially
5 maybe Legacy Farms should be annexed into
6 Yorkville and they can see some of the tax
7 benefits.

8 That's it. Thank you.

9 CHAIRMAN VINYARD: Thank you.

10 MR. SILVERMAN: Mr. Chairman, we would
11 like those entered into the record.

12 CHAIRMAN VINYARD: Very good. I am also
13 going to add into the public record a memo -- I'm
14 sorry, email sent on July 7th from Lawrence D.
15 Wickter and Deborah Wickter discussing the
16 development and the property -- possible property
17 losses. This will be added into the record. I
18 believe you have been given that as well. Very
19 good.

20 Okay. So we are going to conclude
21 the public hearing. Since all public testimony
22 regarding this petition has been taken, may I
23 have a motion to close the taking of testimony in
24 this public hearing?

1 COMMISSIONER CROUCH: So moved.

2 COMMISSIONER LINNANE: Second.

3 CHAIRMAN VINYARD: Roll call vote,
4 please.

5 MS. YOUNG: Yes. Forristall.

6 COMMISSIONER FORRISTALL: Yes.

7 MS. YOUNG: Crouch.

8 COMMISSIONER CROUCH: Yes.

9 MS. YOUNG: Green.

10 COMMISSIONER GREEN: Yes.

11 MS. YOUNG: Linnane.

12 COMMISSIONER LINNANE: Yes.

13 MS. YOUNG: And Vinyard.

14 CHAIRMAN VINYARD: Yes.

15 The public hearing portion of
16 tonight's meeting is now closed.

17 (Which were all the proceedings had
18 in the public hearing, concluding
19 at 9:13 p.m.)

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

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 28th day of July,
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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wildlife ^[1] - 23:15 willing ^[1] - 79:11 windfall ^[1] - 57:8 window ^[2] - 23:3, 63:21 wish ^[4] - 5:16, 8:1, 66:15 wishes ^[1] - 38:13 wishing ^[1] - 5:24 WITNESS ^[2] - 4:2, 88:3 witnesses ^[1] - 6:8 wondered ^[1] - 80:8 wondering ^[3] - 50:3, 77:21, 78:21 workforce ^[1] - 34:10 works ^[2] - 53:10, 70:19 world ^[5] - 28:20, 50:14, 51:5, 55:3, 59:4 worry ^[1] - 54:9 worst ^[1] - 28:1 wow ^[1] - 49:11 Wyoming ^[2] - 51:24, 84:12	63:19, 64:3, 64:10, 67:12, 67:23, 68:12, 72:9, 73:3, 73:12, 85:6 Yorkville's ^[9] - 11:10, 27:24, 33:6, 35:6, 36:4, 37:23, 48:9, 59:21, 63:16 Young ^[1] - 2:21 YOUNG ^[10] - 8:10, 8:12, 8:14, 8:16, 8:18, 86:5, 86:7, 86:9, 86:11, 86:13
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y'all ^[1] - 46:22 year ^[6] - 10:14, 11:18, 25:13, 48:18, 59:14, 61:6 years ^[25] - 14:4, 19:6, 27:16, 47:4, 47:8, 48:17, 55:4, 57:21, 58:18, 59:16, 60:14, 60:15, 60:21, 61:17, 62:5, 62:11, 62:14, 62:19, 64:8, 72:21, 72:22, 75:7, 75:24 yesterday ^[2] - 51:14, 51:15 York ^[3] - 56:15, 56:17, 63:23 YORKVILLE ^[2] - 1:6, 1:7 Yorkville ^[44] - 1:18, 3:6, 10:18, 11:24, 17:3, 23:16, 24:8, 27:12, 28:21, 31:8, 31:19, 32:1, 34:11, 34:23, 37:2, 37:12, 38:24, 41:4, 41:8, 48:10, 48:15, 49:1, 49:2, 49:18, 50:2, 51:9, 51:15, 52:23, 57:8, 57:12, 57:18, 60:10, 60:16, 61:10,	zero ^[5] - 22:22, 23:14, 32:9, 35:23, 70:12 zone ^[2] - 23:7, 23:14 zoned ^[3] - 64:18, 74:18 zoning ^[12] - 9:9, 36:10, 45:23, 68:1, 68:17, 71:10, 73:3, 74:7, 74:11, 74:12, 74:14, 75:10 Zoning ^[6] - 5:7, 9:3, 38:20, 46:20, 65:11, 77:11 ZONING ^[1] - 1:10 Zoom ^[2] - 77:3, 81:15

Jori Behland

From: Lawrence Wickter [REDACTED]
Sent: Monday, July 7, 2025 1:36 PM
To: Jori Behland
Subject: WRITTEN COMMENT-Cardinal Development

To: City Council Meeting, July 8, 2025
Planning and Zoning Commission Meeting, July 9, 2025

From: Lawrence D. Wickter, Jr. and Deborah H. Wickter
[REDACTED]

Re: City Council Agenda: Planning and Zoning Commission Discussion Item #1
Planning and Zoning Committee Agenda: Public Hearings Item #1 and New Business Item #1

We would like to express our objections to the proposed development and the related entitlement changes.

The development will result in loss of property value of our residence.

Contrary to assertions to the contrary by the developer/petitioner, a large commercial development of this nature on farmland in the immediate vicinity of our subdivision, will significantly impair the marketability (and, consequently, value) of all the homes in the subdivision. What was formerly a rural environment with all the associated appeal, becomes a sprawling commercial development with significant negative impacts on aesthetics, traffic, and noise (construction and operation). The appeal as a residential location is unalterably diminished; this is axiomatic.

The development is contrary to the designs of the 2016 Comprehensive Plan.

The Comprehensive Plan called for the Eldamain Road Corridor to be concentrated in "Estate/Conservation Residential". Now the Plan is being modified on an ex post facto basis to provide for commercial development along the entire Corridor. The entire "feel" of the west side of Yorkville is being dramatically altered in what appears to be an expedient shift towards maximizing tax revenues. Does the City budget require such a shift? The City does not appear to be undergoing the significant population growth that would require large new revenue sources or, consequently, a modification to the previous vision for a peaceful, rural environment for residential living. While the Comprehensive Plan is not binding on the City, it acts to influence decisions citizens make on whether to become part of this community. We would like the rural nature of our neighborhood to be preserved.

The development is speculative.

Data center development is one of the most compelling markets in commercial real estate presently. The number of proposals being presented to the City is certainly a testament to that notion. The risk of an oversupply condition developing in this product is no different than in any other development product that is "hot". While "staging" would appear to be an effective mitigant to overbuilding in this project, how would that staging be controlled or monitored by the City? If an oversupply of product interferes with full development of Cardinal, numerous complications will arise in the unwinding of the

development and its redirection to other uses. Neighboring residents potentially will experience years of disruption until stability is restored to the living environment.

Thank you for your consideration.

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Lawrence D. Wickter, Jr.
Deborah H. Wickter

[REDACTED]

C: [REDACTED]

E-mail: [REDACTED]

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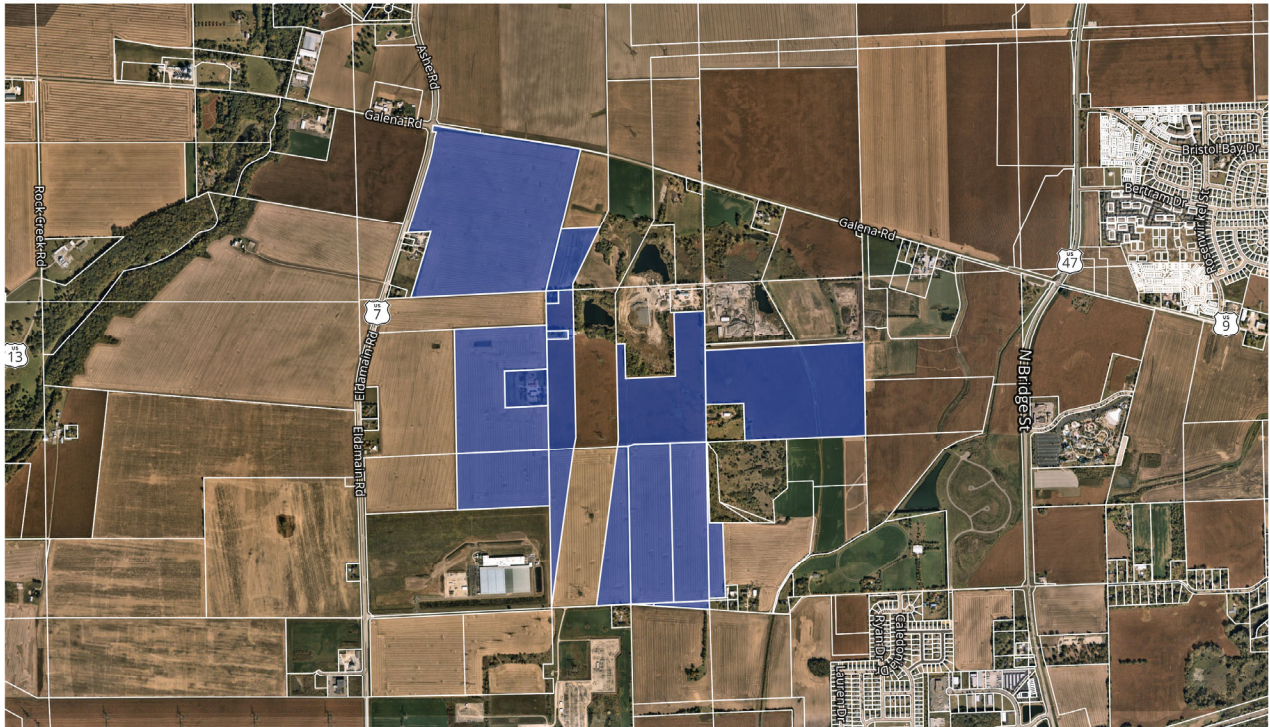
Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: August 4, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus and On-Site Substation Development

REQUEST SUMMARY:

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

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



PROJECT STEEL - DATA CENTER

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



PROPOSED ANNEXATION:

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

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

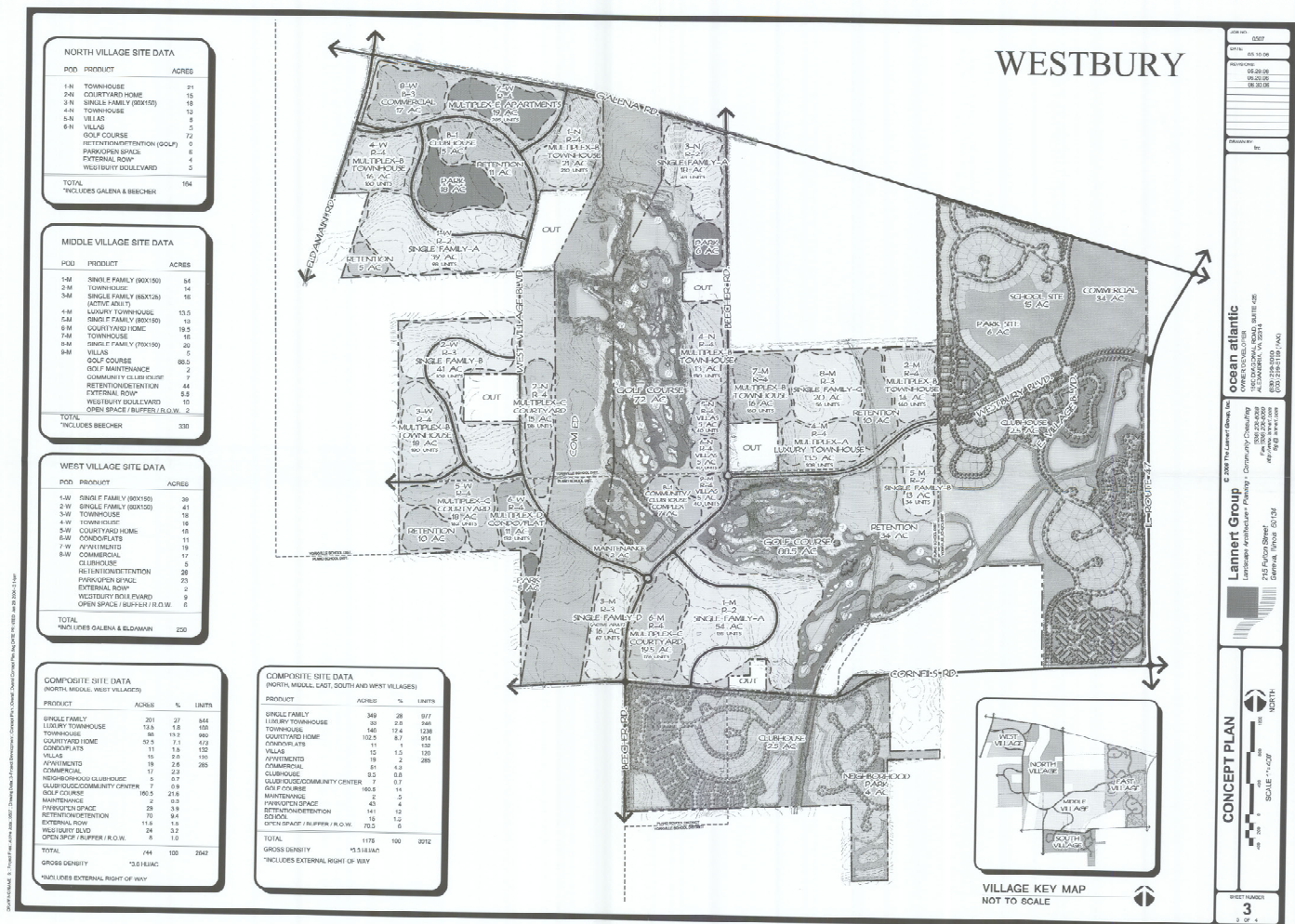
The petitioner is requesting annexation of all sixteen (16) parcels within the subject area, with a simultaneous request to rezone the property to the M-2 General Manufacturing District. Contiguity with the existing City of Yorkville corporate limits is established via adjacent properties, including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

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

PROPERTY BACKGROUND:

The subject property comprises sixteen (16) parcels of varying sizes, ranging from approximately 0.19 acres to about 143 acres. It is generally located southeast of Ashe and Galena Roads, east of Eldamain Road, north of Corneils Road, and west of East Beecher Road. Encompassing a total of roughly 540 acres, the property was previously considered for annexation in 2006 as part of the proposed Westbury North, Middle, and West Villages Planned Unit Development (PUD). Although not identical in land area to the current subject property, that portion of the Westbury Villages proposal encompassed approximately 740 acres and included over 2,600 dwelling units, as outlined and illustrated below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Westbury Villages (North, Middle, West)	SE Corner of Galena & Eldamain Rd., Stretching E to Westbury East Village & South to Westbury South Village	744 ac.	None Proposed/Not Approved	Single Family	1,137
				Townhomes	1,088
				Multi-Family	417
TOTAL		744 ac.	TOTAL		2,642



PROPOSED REZONING:

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

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

	Zoning	Land Use
North	A-1 (Kendall County)	Farmland
	M-1 Limited Manufacturing (Kendall County)	Agricultural
	M-3 Manufacturing Special Use (Kendall County)	Earth Materials Extraction, Processing and Site
	Galena Road (Rte. 30)	Transportation Land Use
East	A-1 Agricultural (Kendall County)	Farmland
	A-1 Agricultural Special Use (Kendall County)	Farmland
	A-1 Agricultural Special Use (Yorkville)	Farmland (Solar Farms)
	R-2 Single-Family Traditional District	Farmland (Westbury East Village)
	Beecher Road	Transportation Land Use

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

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

PLANNED UNIT DEVELOPMENT (PUD):

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

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

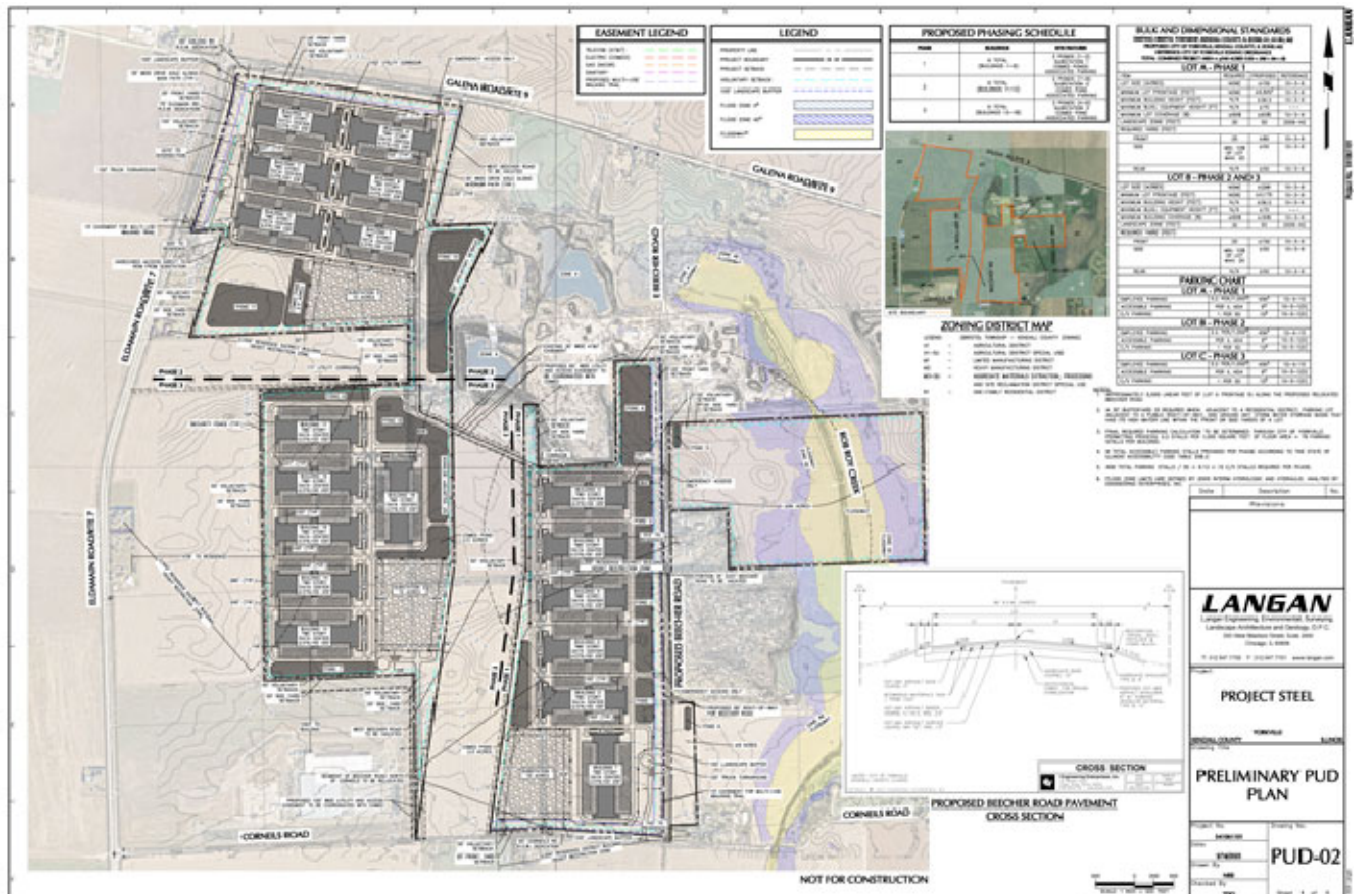
- Modification Standard #11, “Funding or Construction of Public Roadways,” by incorporating roadway improvements adjacent to the site that are consistent with the City’s Comprehensive Plan, the Kendall County Long-Range Transportation Plan, or other locally adopted transportation plans.
- Modification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

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

PROPOSED PRELIMINARY PUD PLAN:

The Project Steel site plan outlines a large-scale, master-planned data center campus development organized in a rectilinear grid layout across approximately 540 acres. The campus features eighteen (18) two-story data center buildings oriented generally in a horizontal direction and spaced strategically to allow secure and functional access between structures. There are also three (3) 15-acre substations, and eight (8) stormwater management basins placed throughout the site to support each phase of development. The layout includes designated interior parking areas placed away from external view of the adjacent roadways, all surrounded by security fencing. An approximately 84-acre area east of the proposed

realignment of E. Beecher Road is reserved for future development and currently is not planned for data center buildings.



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

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

PHASING OF DEVELOPMENT:

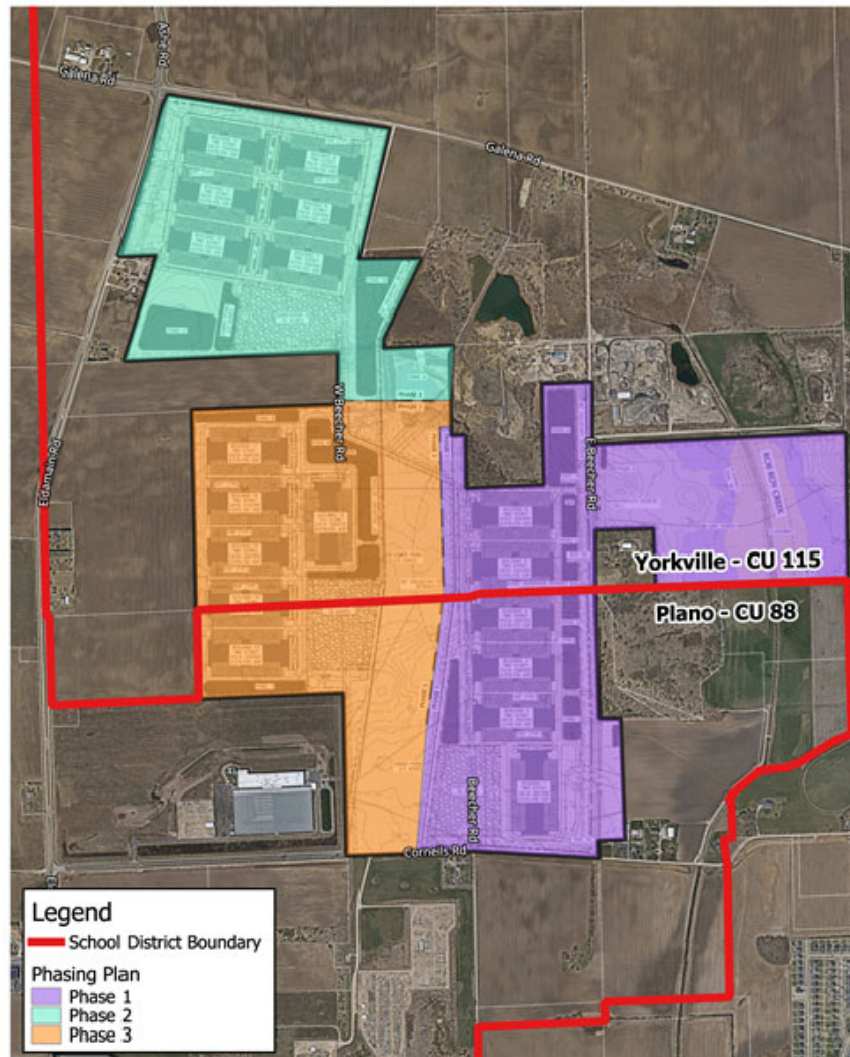
The Preliminary PUD Plan for Project Steel outlines a defined phasing strategy to support a scalable and organized build-out of the data center campus. The development is divided into three (3) phases. **Phase 1** includes six (6) data center buildings (#1–6) located in the northwest portion of the site, near the intersection of the realigned E. Beecher Road and Cornells Road. This phase also includes three (3) stormwater ponds (#1–3), a ComEd substation with an associated detention pond, and related parking areas. **Phase 2** features another six (6) buildings (#7–12), positioned in the southeast corner of the site at the intersection of Eldamain and Galena Roads. This phase includes two (2) stormwater ponds, a

substation with surface detention, and associated parking. It also requires the vacation of the existing W. Beecher Road to accommodate the planned layout. **Phase 3**, the final stage, encompasses buildings #13–18 situated in the central portion of the property. This phase includes three (3) additional stormwater ponds (#4–6), a ComEd substation and basin, and supporting parking areas. According to the developer, the full build-out of all three phases is expected to occur over a **20-year timeframe**.

This phased approach provides flexibility for the developer, allowing portions of the campus to become operational while additional phases are still under construction. It also enables the City to monitor and manage impacts more effectively as the site develops.

According to the narrative submitted for Project Steel, construction of the first phase is anticipated to begin in the summer of 2027. Notably, the project spans two school district boundaries: Yorkville School District #115 and Plano School District #88. The map below illustrates the proposed phasing of development within each district.

The developer has indicated a willingness to advance the project from northwest to southeast to ensure that initial improvements occur within the Yorkville School District. However, the feasibility of this sequencing will depend heavily on ongoing coordination with ComEd regarding power design and delivery, which will require continued collaboration moving forward.



PROJECT STEEL / SCHOOL DISTRICT

United City of Yorkville, Illinois

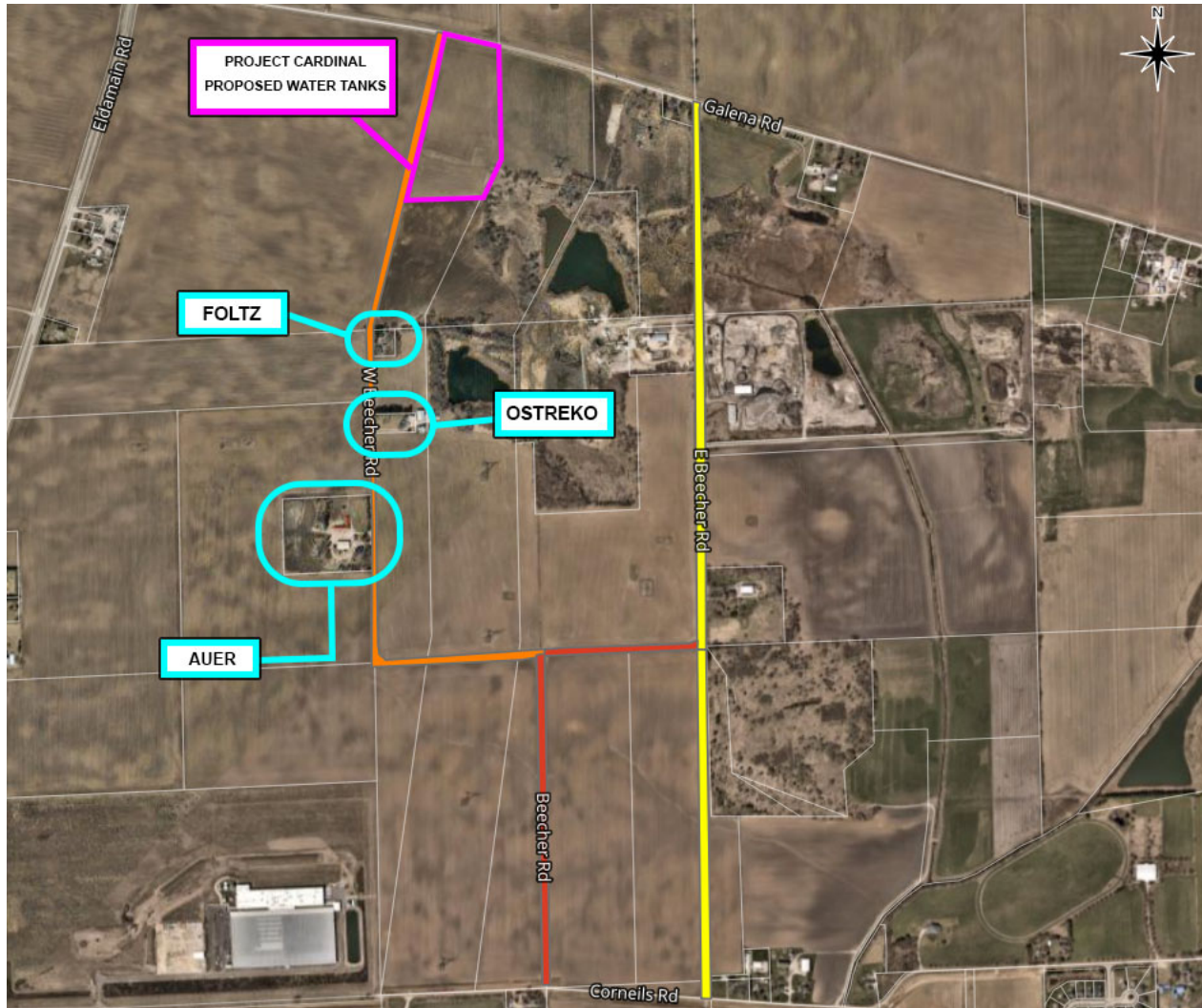
Date: July 29, 2025

Data: Kendall County



VACATION OF W. BEECHER ROAD

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



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

It is also important to note that an approximately 18-acre parcel, located immediately east of W. Beecher Road and south of Galena Road, is proposed to contain above-ground water storage tanks as part of Project Cardinal's data center development. Although the current residential parcels will no longer require

access to W. Beecher Road, consideration must be given to future access needs for the adjacent 18-acre parcel, which is under contract and planned for development as part of Project Cardinal. The request to vacate the roadway will require a separate public hearing process. Staff recommends advancing this request through the Public Works Committee and City Council meetings, only if the annexation, PUD, and preliminary PUD plan request are approved.

REQUESTED PUD DEVIATIONS:

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

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

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

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

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

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

The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development but has indicated the data center campus will not utilize battery storage related uses which are currently permitted in the M-2 District. Staff recommends granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of twenty (20) years, provided the

applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.

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

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

4. *Maximum Lot Coverage* – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 30% in Phases 2 and 3.
5. *Parking Requirements* - According to the Preliminary PUD Plan submitted, there are **1,368 total parking spaces and 27 accessible parking spaces to be provided** on the property to accommodate the proposed eighteen (18) building data center campus and electric substation uses. However, the **total minimum required parking for the subject property is 2,052 spaces, including 31 ADA accessible spaces.** Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 41 electric vehicle charging stations** and the petitioner proposes to install **30 electric vehicle charging stations (Deviation #3).** See the table below:

<i>Location</i>	<i>Sq. Ft.</i>	<i>Provided Parking Spaces 0.2 Per 1,000 Sq. Ft.</i>	<i>Parking Required 0.3 Per 1,000 Sq. Ft.</i>
<i>Phase 1</i>			
Building 1	379,100	76	114
Building 2	379,100	76	114
Building 3	379,100	76	114
Building 4	379,100	76	114
Building 5	379,100	76	114
Building 6	379,100	76	114
<i>Phase 2</i>			
Building 7	379,100	76	114
Building 8	379,100	76	114
Building 9	379,100	76	114
Building 10	379,100	76	114
Building 11	379,100	76	114
Building 12	379,100	76	114
<i>Phase 3</i>			
Building 13	379,100	76	114
Building 14	379,100	76	114
Building 15	379,100	76	114
Building 16	379,100	76	114
Building 17	379,100	76	114

Building 18	379,100	76	114
TOTAL	6,823,800	1,368	2,052

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

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

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

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

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

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

The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use. Staff is supportive of this request. In consideration of the requested waiver, staff recommends the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:

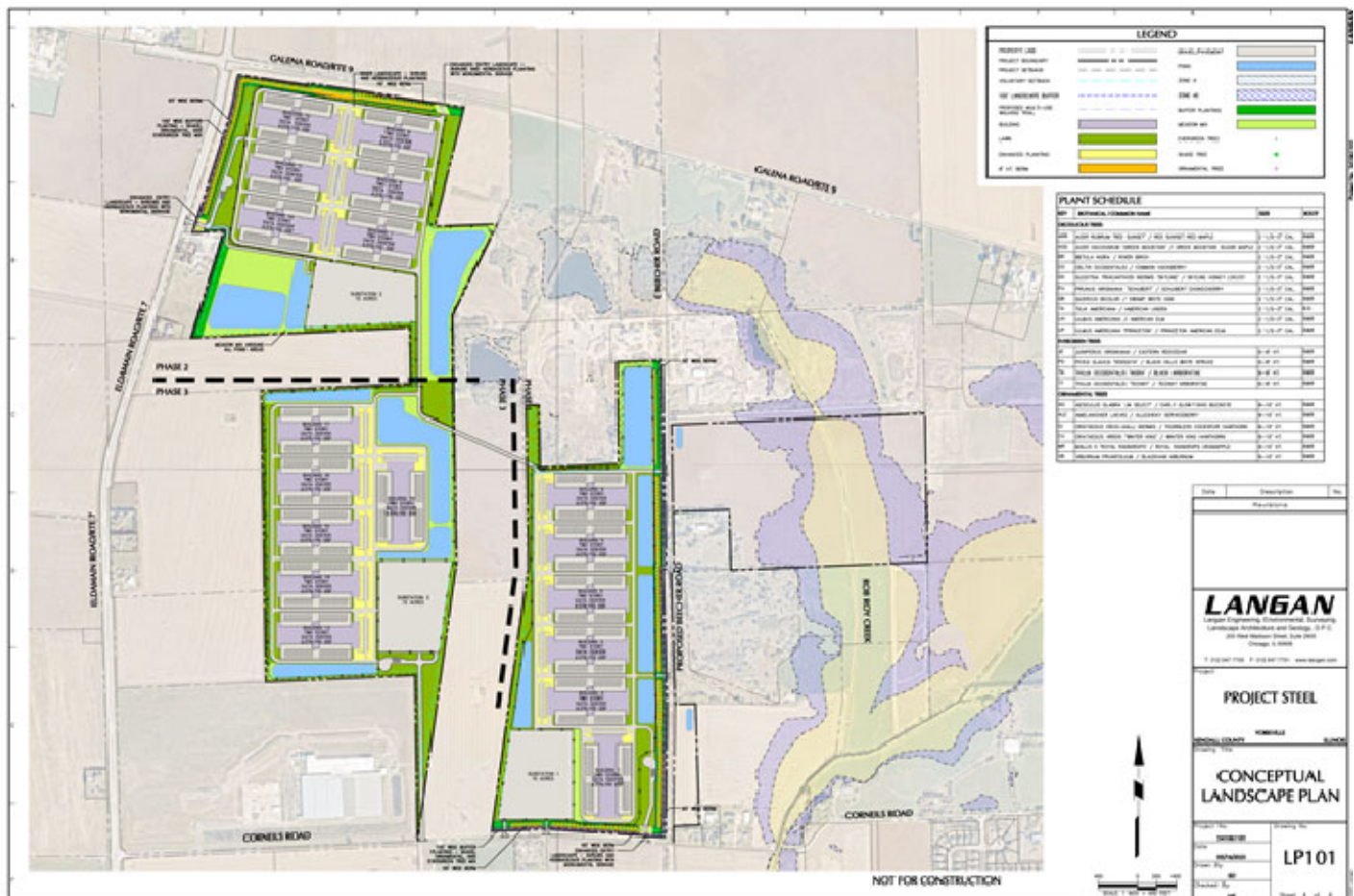
1. Along E. Beecher Road from Corneils Road to Galena Road.
2. Along Eldamain Road to Galena Road.
3. Along Corneils Road to E. Beecher Road

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

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

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

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



While staff is supportive of the requested deviation, as the petitioner has indicated a 100' Transition Type D Zone Landscape Buffer surrounding the data center campus which includes a mix of shade, ornamental, and evergreen trees. An 8-foot-tall berm along the areas of the data center campus perimeter that abuts existing residential, such as the frontages along Corneils Road, E. Beecher Road, Eldamain Road, and Galena Road, has been provided. The width of the berm varies between 30 feet and 70 feet wide.

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

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

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

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

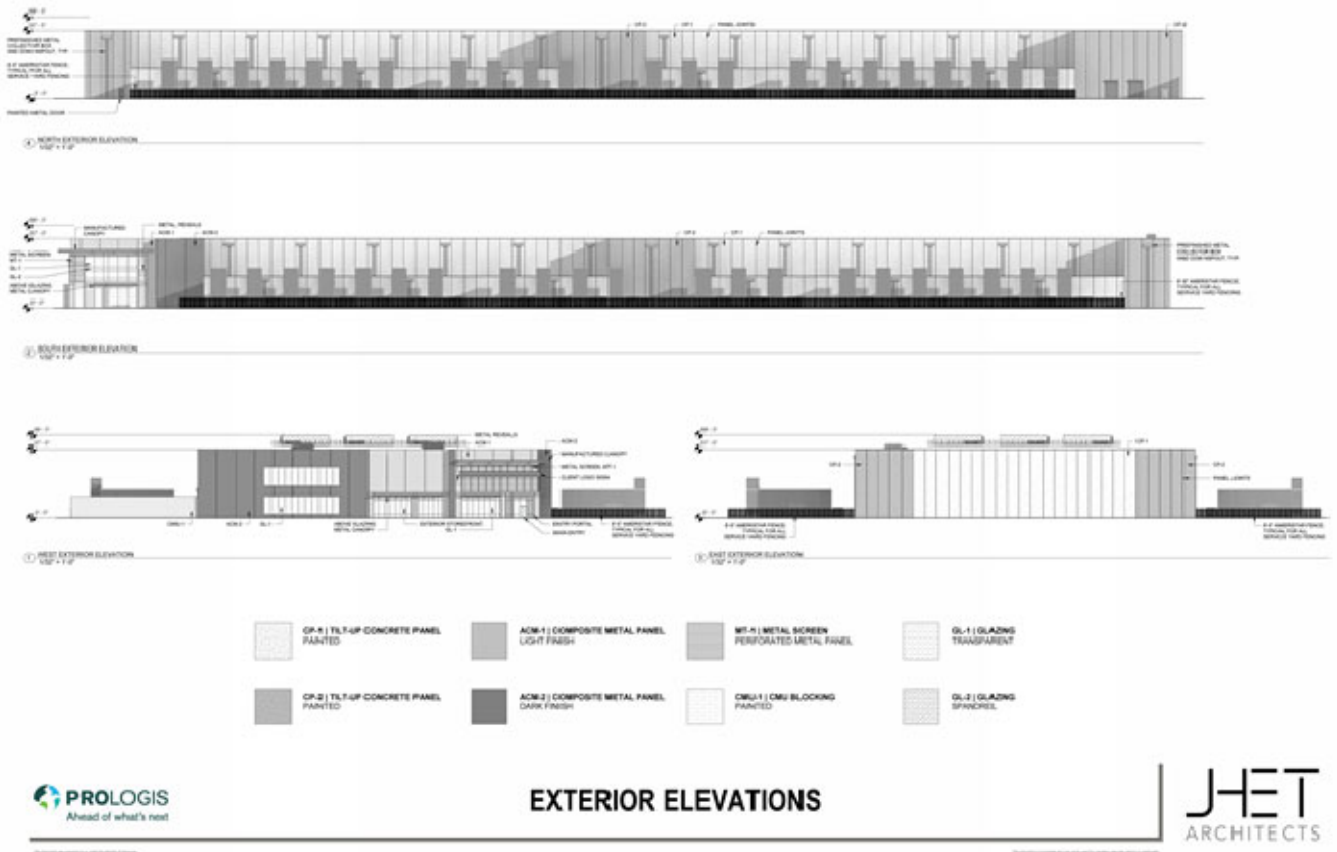
11. *Lots* – Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways (**Deviation #10**).

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

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

The petitioner has submitted exterior building renderings (see following page) featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance. While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance on the long blank expanses of the side facades. (**Deviation #11**).

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





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

Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **While staff is supportive of the request, the extension of E. Beecher Road and its connection at Corneils Road may necessitate other traffic control/roadway safety mitigation solutions approved by the City. Prologis has also revised the location of the emergency access drive off of Galena Road to align with the proposed access drive of Project Cardinal to the north.**

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

- a. **Reconstruction of E. Beecher Road from Corneils Road to Galena Road.**
 - b. **Intersection improvements at E. Beecher Road and Galena Road.**
 - c. **Corneils Road reconstruction across the frontage of the subject property, including the ComEd parcel. Note that section across the frontage of Bright Farms will need to be reconstructed also.**
 - d. **Intersection improvements to E. Beecher Road and Corneils Road, which may include re-routing Beecher Road South or roundabouts.**
 - e. **All improvements will need to be verified upon the submittal and approval of a full traffic impact study, which should occur prior to the approval of an infrastructure agreement.**
14. *Fencing* - Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet (**Deviation #13**).

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

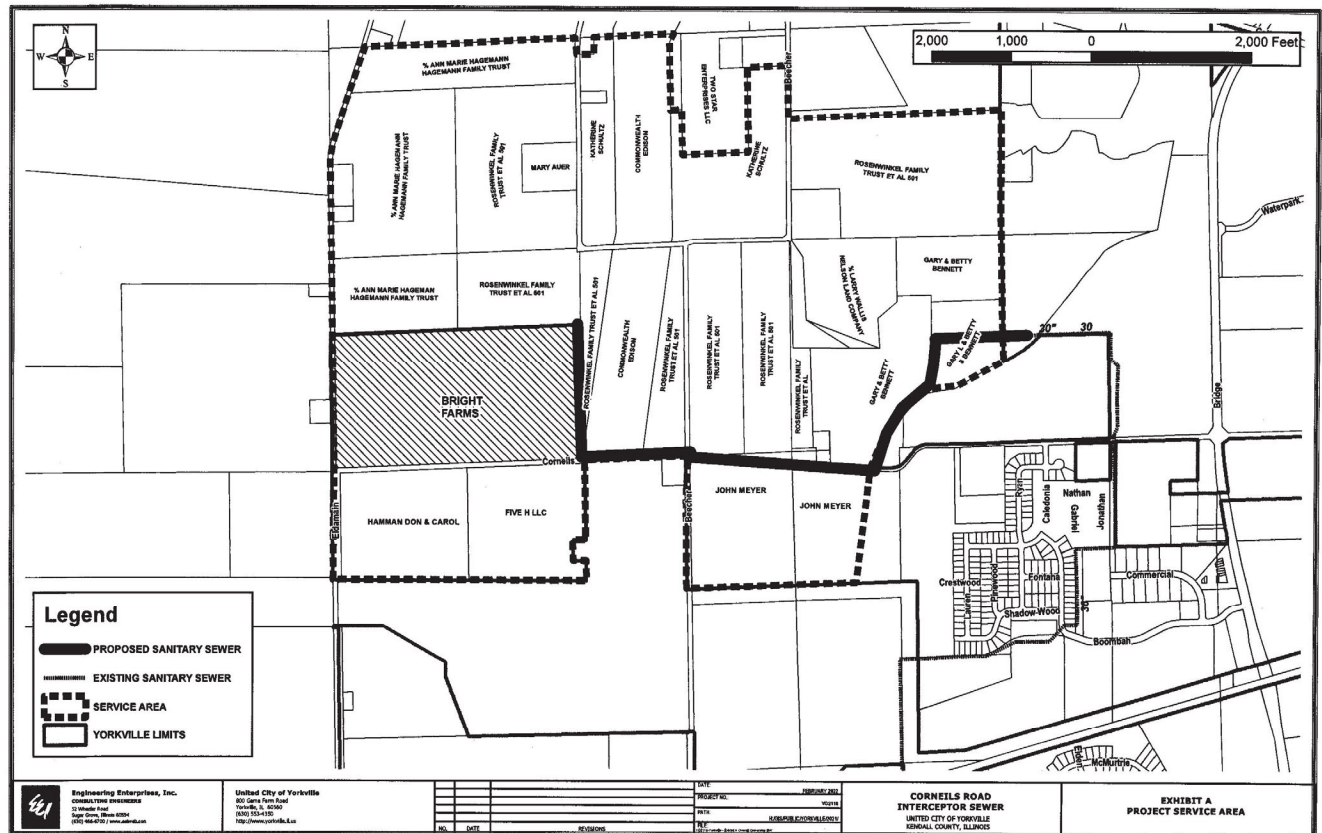
ELDAMAIN ROAD & BRIGHT FARMS RECAPTURES

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

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

<i>PARCEL</i>	<i>ESTIMATED FRONTAGE</i>	<i>ESTIMATED RECAPTURE</i>
02-06-300-011	~ 1,832 linear feet	\$294,952
<i>TOTAL</i>	~ 1,832 linear feet	\$294,952

The Project Steel property is also subject to the Bright Farms/Corneils Road Interceptor recapture agreement. This 2022 agreement between the City and the Bright Farms greenhouse developer on Eldamain Road outlines the extension of sanitary sewer service to the area (see map below), including the design, land acquisition, and construction of approximately 8,500 linear feet of sewer interceptor—at a total estimated cost of up to \$3.2 million. While Bright Farms was responsible for fronting the majority of the project costs, the agreement includes a recapture provision allowing Bright Farms to recover approximately \$1.9 million from future properties that benefit from the infrastructure. Once a final land plan is confirmed and a water usage estimate is completed, the City Engineer will determine the applicable recapture fee for Project Steel.



ADDITIONAL RECOMMENDATIONS:

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

- a. **Nuclear Energy Uses** - Data center campuses shall be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
- b. **Noise Study** – A preliminary noise study shall be provided as part of the PUD approval process. A final noise study will be provided as part of the building permitting process when refined details of specific equipment, placement, and mitigation strategies are finalized. Both studies will be subject to review and approval by the City's sound engineering consultant.
- i. **The preliminary or initial is noise study including baseline noise measurements of the current environment and predictive modeling per phase and at full buildout**

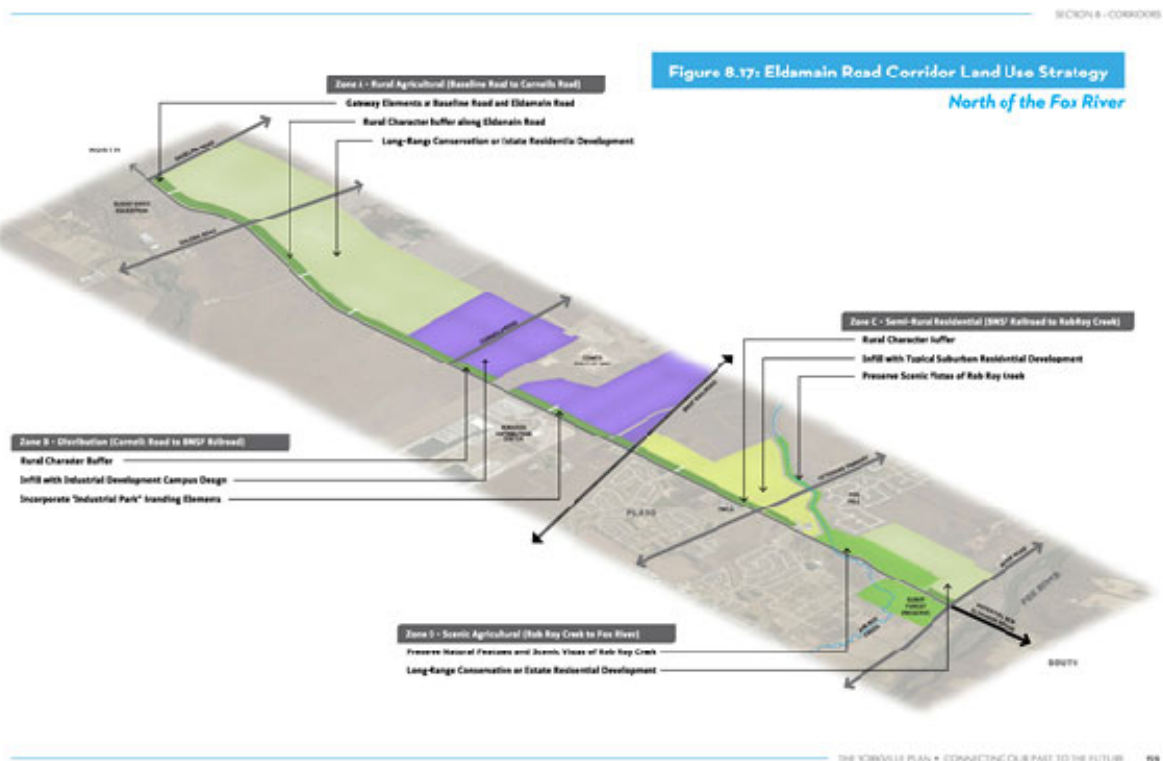
- to ensure the facility's design will meet local noise limits is currently being prepared by the developer and will be available for the Planning and Zoning Commission public hearing. A formal review and recommendations of the submitted study by the City's sound engineering consultant will be provided and made a condition of the special use for a Planned Unit Development.
- ii. A mitigation plan in their noise study to ensure that operational noise does not exceed the City's current noise ordinance regulations.
 - iii. Continuous noise monitoring devices shall be installed at the onset of construction and reports provided to the City throughout the life of the project is recommended by the City's sound engineering consultant to verify ongoing noise compliance.
- c. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:
- i. Only between the hours of 11am-5pm on weekdays and non-holidays.
- d. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:
- i. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
 - ii. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.
 - iii. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
 - iv. Must work with KenCom emergency managers to be part of text or siren alert systems.
- e. **Building Code Standards** – The following building code standards shall apply:
- i. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
 - ii. Compliance with the National Fire Protection Association (NFPA) 855.
- f. **Battery Storage** - Battery uses and storage systems shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts. The following additional standards will apply:
- i. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.
 - ii. A fire detection and alarm system are required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-

hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

COMPREHENSIVE PLAN:

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

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



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

DEVELOPMENT AGREEMENT:

Similar to the Cyrus One and the proposed Project Cardinal data center campuses, Project Steel will require a separate development agreement. This agreement will define key provisions related to

development offsets and infrastructure funding. To help mitigate the scale and potential impact of the 540-acre data center project, the petitioner is expected to offer meaningful community contributions—such as the installation of gateway signage and dedication of land or monetary donations to the City.

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

COMMUNITY MEETING:

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

Given the scale and intensity of the proposed data center campus, City staff has required the petitioner to engage directly with neighboring homeowners along Eldamain Road, E. Beecher Road, and Corneils Road, as well as residents of the Caledonia subdivision located approximately 0.5 miles southeast of the project site. A meeting with the residents organized by the developers occurred on July 31, 2025 via Zoom. Invited attendees included the nearby/adjacent residential landowners as well as the Caledonia subdivision homeowner's association (HOA) members. Feedback gathered from residents at that meeting will be provided by the petitioner.

STANDARDS FOR REZONING:

Section 10-8-12 Map Amendments establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and effect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request:

1. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of the UDO.
2. The proposed Map Amendment is consistent with the existing and planned uses and zoning of the nearby properties.
3. The subject property is suitable for the purposes of the proposed district.
4. The proposed Map Amendment will not result in an individual parcel zoned in one zoning district that is not shared by the adjacent parcels.
5. The proposed parcel(s) to be rezoned shall meet the minimum frontage and area requirements of the requested rezoning district as specified in Section 10-3-9(A).
6. The community need for the proposed use.
7. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.

The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing.

STANDARDS FOR SPECIAL USE FOR PUD:

Section 10-8-5 Special Uses is intended to provide the City additional discretion in the approval process for uses which, because of their unique characteristics, require additional consideration due to the potential impact on neighboring land and of the public need for the particular use at a particular location.

The Planning and Zoning Commission may recommend approval of a Special Use upon considering the following standards:

1. The establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.
3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.
5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing.

STANDARDS FOR PLANNED UNIT DEVELOPMENT:

The Planning and Zoning Commission may recommend approval of a Planned Unit Development (PUD) upon considering the following standards (Section 10-8-8-E of the Unified Development Ordinance):

1. **Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
2. **Integrated Design with Identifiable Centers and Edges.** The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
3. **Public Welfare.** The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
4. **Compatibility with Adjacent Land Uses.** The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
5. **Impact on Public Facilities and Resources.** The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.

6. **Archaeological, Historical or Cultural Impact.** The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing.

STAFF COMMENTS:

The proposed applications for Annexation, Rezoning, Planned Unit Development, and Preliminary PUD Plan are in general conformance with the standards provided in the Unified Development Ordinance. City staff is in support of the proposed data center development, as it aligns with the continued industrial development momentum along the Eldamain Road corridor and aids in closing unincorporated “gap” areas within Yorkville’s boundaries—promoting more cohesive growth and enabling the City to guide high-quality development in a strategic and coordinated manner.

All PUD approvals will be contingent upon the requested deviations and the conditions outlined in staff’s memorandum. This includes review comments from the City Engineer (EEI) provided in a letter dated April 4 2025, and any subsequent feedback, as well as comments from the City’s sound engineering consultant, Soundscape Engineering, detailed in letters dated April 7, 2025 and April 21, 2025, and any follow-up reviews.

The public hearing for the requested annexation was held at the June 24th City Council meeting. A tentative final vote by the City Council is expected at the August 26, 2025 meeting, at the earliest.

PROPOSED MOTIONS:

1. Rezoning

In consideration of testimony presented during a Public Hearing on August 13, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District for Project Steel, a proposed future data center campus, generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres, subject to {insert any additional conditions of the Planning and Zoning Commission}...

2. Special Use for Planned Unit Development

In consideration of testimony presented during a Public Hearing on August 13, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization of a Planned Unit Development for Project Steel, a data center campus, to be generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres, subject to the conditions enumerated in a staff memorandum dated August 4, 2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

3. Preliminary PUD Plan

The Planning and Zoning Commission recommends approval to the City Council of the Project Steel – Preliminary PUD Site Plan prepared by Langan Engineering dated 05/16/2025 and revised July 25, 2025, and further subject to {insert any additional conditions of the Planning and Zoning Commission} ...

Attachments:

1. Proposed Data Center Developments Map
2. Copy of Petitioner’s Applications dated March 14, 2025
3. Legal Descriptions prepared by Langan Engineering

4. Project Steel Narrative prepared by Gregory W. Jones, attorney, Ancel Glink dated March 14, 2025
5. Revised Preliminary PUD Site Plan dated revised 07/25/2025 submitted by Prologis and prepared by Langan Engineering.
6. Revised Conceptual Landscape Plan dated revised 07/25/2025 submitted by Prologis and prepared by Langan Engineering.
7. Architectural Renderings submitted by Prologis
8. Building Elevations prepared by JHET Architects submitted by Prologis
9. Trip Generation Memo dated March 14, 2025, submitted by Prologis, and prepared by Langan Engineering.
10. Security Fencing Details submitted by Prologis
11. Response Letter to Plan Council Meeting Follow-up Letter dated May 16, 2025, and prepared by Prologis
12. Project Steel/ Prologis Follow-up Letter to City Council dated July 11, 2025
13. EEI Review Letter to the City dated April 4, 2025
14. Soundscape Engineering Review Memos dated April 7, 2025, and April 28, 2025
15. Plan Council Packet Materials 04-24-2025
16. Project Steel Phasing Plan/School District Map dated July 29, 2025
17. Draft Proposed Shared Use Trail Exhibit dated May 2025, prepared by EEI
18. Corneils Road Interceptor Sewer Exhibit dated February 2022 and prepared by EEI
19. Westbury Villages Concept Plan
20. Email from Elizabeth Fotopoulos dated March 25, 2025
21. Public Hearing Notice



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

August 5, 2025

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: *Project Steel*
 PUD Submittal
 United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Preliminary PUD Plan (1 sheet) dated July 25, 2025 and prepared by Langan Engineering
- Conceptual Landscape Plan (1 sheet) dated July 25, 2025 and prepared by Langan Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - Kendall County for access to Galena Road and Eldamain Road
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IEPA Water and Sanitary Sewer Permits
 - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. The following will need to be submitted with Final Engineering Plans:
 - a. Truck turning exhibits for delivery and emergency vehicles
 - b. Photometric plan
 - c. Landscape plan, including a tree preservation plan
 - d. Field tile survey
 - e. Engineer's Opinion of Probable Costs
5. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

Preliminary PUD Plan

6. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. The access points should align with the proposed Project Cardinal access points to the north. It appears that the access point is generally in the correct area, but this needs to be confirmed with Kendall County.
7. The proposed Eldamain Road connection will need to be reviewed and approved by the Kendall County Highway Department. Eldamain Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. It appears that the access point is generally in the correct area, but this needs to be confirmed with Kendall County.
8. E. Beecher Road will be required to be reconstructed from the project property limits to Galena Road.
9. Intersection improvements at E. Beecher Road and Galena Road will be required.
10. West Beecher is proposed to be vacated. The developer should continue to confirm that this will not adversely affect properties adjacent to the roadway and all adjacent properties have appropriate access.
11. The proposed new Beecher Road does not align with the existing Beecher Road south of Corneils Road. This is not acceptable to the City. The roadways will need to align with no jogs.

We have presented several options regarding this, including the following:

- Construct a "S" curve to align with Beecher south of Corneils.
 - Construct roundabouts at the intersections of new East Beecher/Corneils and existing Beecher/Corneils.
12. Corneils Road will need to be reconstructed across the frontage of the property, including the Comed parcel. The section across BrightFarms that is currently not reconstructed will also need to be addressed.
 13. The proposed access point located just west of new Beecher Road is too close to the intersection and needs to be relocated.

14. There is a total of four (4) driveway connections proposed along Corneils. Is there an opportunity to eliminate one of them?
15. A detailed traffic study will be required to determine the other improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
16. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
17. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.
18. The developer should identify the proposed construction access points.
19. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.
20. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

If you have any questions or require additional information, please contact our office.

Respectfully submitted,

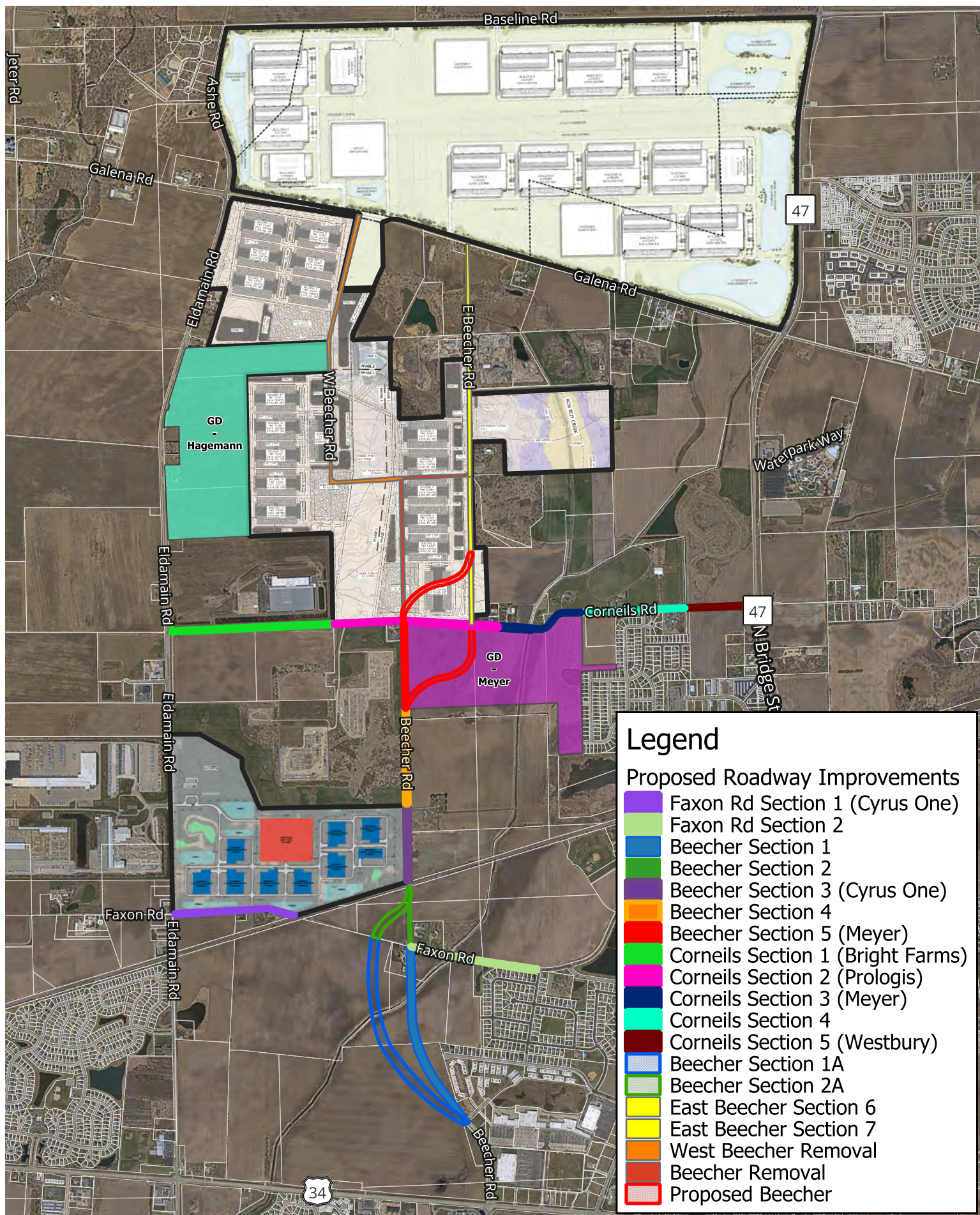
ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. JC Witt, Prologis (via email)
Ms. Katie Fraser, Prologis (via email)
Mr. Greg Jones, Ancel Glink (via email)
Mr. Andrew Uttan, Langan Engineering (via email)
TNP, PGW2, EEI (via e-mail)



PROPOSED DATA CENTER DEVELOPMENTS

United City of Yorkville, Illinois

Date: July 30, 2025

Data: Kendall County





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

APPLICATION FOR ANNEXATION

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel	
PETITIONER INFORMATION			
NAME: JC Witt		COMPANY: Prologis, L.P.	
MAILING ADDRESS: 6250 N. River Road Suite 1100			
CITY, STATE, ZIP: Rosemont, IL 60018		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME	
EMAIL: jwitt@prologis.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE:			
IS THE PROPERTY OCCUPIED OR VACANT: Occupied and vacant (used for seasonal farming)			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: See enclosed annexation petitions.			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road			
CURRENT ZONING CLASSIFICATION: Agricultural			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Agricultural			
EAST: Agricultural			
SOUTH: Brightfarms (PUD), Com Ed Substations, Residential			
WEST: PUD, Agricultural			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009



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

APPLICATION FOR ANNEXATION

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

See project narrative.

ATTORNEY INFORMATION

NAME: Greg Jones

COMPANY: Ancel Glink, P.C.

MAILING ADDRESS: 140 South Dearborn Street, Suite 600

CITY, STATE, ZIP: Chicago, IL 60603

TELEPHONE: 312-604-9195

EMAIL: gjones@ancelglink.com

FAX: 312-782-0943

ENGINEER INFORMATION

NAME: Andrew Uttan, PE

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: auttan@langan.com

FAX: 312-547-7701

LAND PLANNER/SURVEYOR INFORMATION

NAME: Anthony Maione, PS

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: amaione@Langan.com

FAX: 312-547-7701

ATTACHMENTS

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

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

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



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APPLICATION FOR ANNEXATION

AGREEMENT

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

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

3/14/2025

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE


DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:	
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.			
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY			
NAME: JC Witt		COMPANY: Prologis	
MAILING ADDRESS: 6250 N. River Road Suite 1100			
CITY, STATE, ZIP: Rosemont, IL 60018		TELEPHONE: 972-884-9242	
EMAIL: jwitt@prologis.com		FAX:	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.			
JC Witt		Senior Vice President	
PRINT NAME		TITLE	
		3/14/2025	
SIGNATURE*		DATE	
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>			
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS			
ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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



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

APPLICATION FOR REZONING

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel	
PETITIONER INFORMATION			
NAME: JC Witt		COMPANY: Prologis, L.P.	
MAILING ADDRESS: 6250 N. River Road Suite 1100			
CITY, STATE, ZIP: Rosemont, IL 60018		TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME 972-884-9242	
EMAIL: jwitt@prologis.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Multiple owners, see attachment.			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: See attachment.			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Eldamain Road and Galena Road			
CURRENT ZONING CLASSIFICATION: A1, A1-SU		REQUESTED ZONING CLASSIFICATION: M2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential		TOTAL ACREAGE: 540	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Agricultural			
EAST: Agricultural/M2			
SOUTH: M1/M2, Com Ed Substation, Residential			
WEST: Agricultural			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-00-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

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

ENGINEER INFORMATION

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

LAND PLANNER/SURVEYOR INFORMATION

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

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

See project narrative.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

See project narrative.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

See project narrative.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

See project narrative.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

See project narrative.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

See project narrative.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

See project narrative.



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APPLICATION FOR REZONING

AGREEMENT

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

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

3/14/2025

PETITIONER SIGNATURE

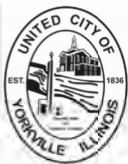
DATE

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

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	-------------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt

COMPANY: Prologis, L.P.

MAILING ADDRESS: 6250 N. River Road Suite 1100

CITY, STATE, ZIP: Rosemont, IL 60018

TELEPHONE: 972-884-9242

EMAIL: jwitt@prologis.com

FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt

Senior Vice President

PRINT NAME

TITLE

3/14/25

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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



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Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 4/9/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel	
PETITIONER INFORMATION			
NAME: JC Witt		COMPANY: Prologis, LP	
MAILING ADDRESS: 6250 N. River Road, Suite 1100			
CITY, STATE, ZIP: Rosemont, IL 60018		TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME	
EMAIL: jwitt@prologis.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Multiple Owners, See Attachement			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: See Attachment			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road			
CURRENT ZONING CLASSIFICATION: Agricultural		REQUESTED ZONING CLASSIFICATION: M2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 540	
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW: City of Yorkville			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Agricultural			
EAST: Agricultural			
SOUTH: Brightfarms, Com Ed Substation, Residential			
WEST: PUD, Agircultural			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION

NAME: Greg Jones

COMPANY: Ancel Glink, P.C.

MAILING ADDRESS: 140 South Dearborn Street, Suite 600

CITY, STATE, ZIP: Chicago, IL 60603

TELEPHONE: 312-604-9195

EMAIL: gjones@ancelglink.com

FAX: 312-782-0943

ENGINEER INFORMATION

NAME: Andrew Uttan, PE

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: auttan@langan.com

FAX: 312-547-7701

LAND PLANNER/SURVEYOR INFORMATION

NAME: Anthony Maione, PS

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: amaione@langan.com

FAX: 312-547-7701

AGREEMENT

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

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

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:**



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

☐ YES

☒ NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

☒ YES

☐ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

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

☒ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT

☐ SUSTAINABLE DESIGN

☐ PUBLIC GATHERING SPACE

☐ PLACEMAKING

☐ UNIVERSAL DESIGN

☐ HIGH QUALITY BUILDING MATERIALS

☐ AGE-TARGETED DEVELOPMENT

☐ AFFORDABILITY

☐ PROVISION OF A PUBLIC SCHOOL

☐ PROVISION OF A REGIONAL PARK

☒ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS

☒ REGIONAL UTILITY IMPROVEMENTS

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



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

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

See project narrative.

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

See project narrative.

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

See project narrative.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES:

See project narrative.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE:

See project narrative.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT DOES NOT SUBSTANTIALLY ADVERSELY IMPACT AN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE, INCLUDED ON THE LOCAL, STATE, OR FEDERAL REGISTER, LOCATED ON OR OFF THE PARCEL(S) PROPOSED FOR DEVELOPMENT:

See project narrative.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

SPECIAL USE STANDARDS

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

See project narrative.

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

See project narrative.



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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

See project narrative.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED:

See project narrative.

PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

See project narrative.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

See project narrative.



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
------------------	-------------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt

COMPANY: Prologis, L.P.

MAILING ADDRESS: 6250 N. River Road Suite 1100

CITY, STATE, ZIP: Rosemont, IL 60018

TELEPHONE: 972-884-9242

EMAIL: jwitt@prologis.com

FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt

Senior Vice President

PRINT NAME

TITLE

4/11/2025

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000



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

APPLICATION FOR PUD PRELIMINARY PLAN

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel
PETITIONER INFORMATION		
NAME: JC Witt		COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100		
CITY, STATE, ZIP: Rosemont, IL 60018		TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME
EMAIL: jwitt@prologis.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Multiple owners, See Attachment		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: See Attachment		
TYPE OF REQUEST: <input checked="" type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> AMENDED PRELIMINARY PLAN		
TOTAL LOT ACREAGE: 540		CURRENT ZONING CLASSIFICATION: A1, A1-SU
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



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

APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION

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

ENGINEER INFORMATION

NAME: Andrew Uttan, PE COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920
CITY, STATE, ZIP: Chicago, IL 60606 TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com FAX: 312-5477-7701

LAND PLANNER/SURVEYOR INFORMATION


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

AGREEMENT

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

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

PETITIONER SIGNATURE

 3/14/2025

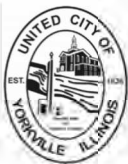
DATE

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

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:**



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
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PETITIONER DEPOSIT ACCOUNT FUND:

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NAME: JC Witt

COMPANY: Prologis, L.P.

MAILING ADDRESS: 6250 N. River Road Suite 1100

CITY, STATE, ZIP: Rosemont, IL 60018

TELEPHONE: 972-884-9242

EMAIL: jwitt@prologis.com

FAX:

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JC Witt

Senior Vice President

PRINT NAME

TITLE

3/14/2025

SIGNATURE*

DATE

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INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

Attachment 1

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-06-300-001

02-07-100-007

02-07-300-002

02-07-400-002

02-07-400-003

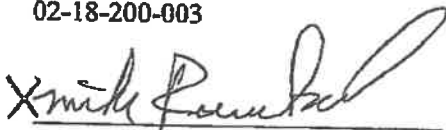
02-07-400-004

02-08-300-004


02-08-100-007

02-18-200-002

02-18-200-003


Name:

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


(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-06-300-001

02-07-100-007

02-07-300-002

02-07-400-002

02-07-400-003

02-07-400-004

02-08-300-004

02-08-100-007

02-18-200-002

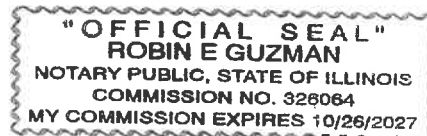
02-18-200-003

X *Samara Rosenwinkel*
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

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

X John Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-06-300-001

02-07-100-007

02-07-300-002

02-07-400-002

02-07-400-003

02-07-400-004

02-08-300-004

02-08-100-007

02-18-200-002

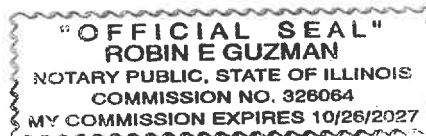
02-18-200-003

X *Howard Rosenwinkel*
Rebecca Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

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

X Mark Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

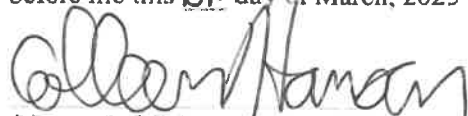
I hereby certify that I am the owner of the property commonly known as the Rosenwinkel Properties ("Subject Property"). I hereby consent to Prologis, L.P. and its affiliates (collectively, "Petitioner") filing all annexation, zoning, and entitlement applications concerning the Subject Property and hereby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

Subject Property Parcels:

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

X 
Name:

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


(Notary Public)

[seal]



UNITED CITY OF YORKVILLE**PETITION FOR ANNEXATION**

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

1. The Petitioners signing this Petition constitute all of the owners of record of the property described in Attachment 1 to this Petition ("**Annexation Territory**").
2. There are either (i) no electors residing in the Annexation Territory or (ii) at least 51% of the electors residing in the Annexation Territory have joined this petition as evidenced by their signatures to this Petition.
3. As of the date of this Petition, the Annexation Territory is not within any other municipality and is wholly unincorporated.
4. The Annexation Territory is contiguous to the corporate limits of the City.
5. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.
6. The Petitioners desire that the Village annex the Annexation Territory to the City conditioned upon Rosenwinkel, Schultz, Auer and Foltz Properties or its assign, and the City entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation and development of the Annexation Territory.

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-200-010

02-07-200-001

02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

Edward F. Schultz
Name: Edward F. Schultz
Trustee

George Ostreko, Jr.
George Ostreko, Jr.

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

(Notary Public)

[seal]



UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

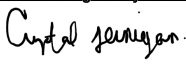
WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

<u>Elector's Name</u>	<u>Elector's Address/PIN</u>	<u>Elector's Signature</u>

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:

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

Schultz Parcels:

02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:

02-07-100-008
02-06-400-005

Foltz Parcel:

02-07-200-009

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-100-008

02-06-400-005

Estate of Mary C. Auer

By: Crystal Jernigan

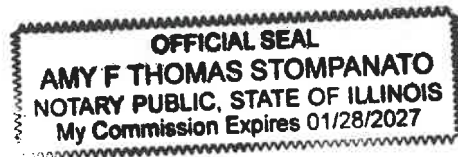
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO

before me this 23 day of March, 2025

Amy F Thomas Stompanato
(Notary Public)

[seal]



UNITED CITY OF YORKVILLE**PETITION FOR ANNEXATION**

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

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-200-010

02-07-200-001

02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

Edward F. Schultz
Name: Edward F. Schultz
Trustee

George Ostreko, Jr.
George Ostreko, Jr.

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

(Notary Public)

[seal]



UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

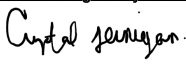
WHEREFORE, the Petitioners respectfully request that the Village annex the Annexation Territory to the City in accordance with and pursuant to Section 7-1-8 of the Illinois Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

<u>Elector's Name</u>	<u>Elector's Address/PIN</u>	<u>Elector's Signature</u>

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:

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

Schultz Parcels:

02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:

02-07-100-008
02-06-400-005

Foltz Parcel:

02-07-200-009

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-100-008

02-06-400-005

Estate of Mary C. Auer

By: Crystal Jernigan

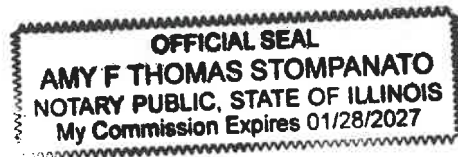
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO

before me this 23 day of ~~March~~ ^{April}, 2025

Amy F Thomas Stompanato
(Notary Public)

[seal]



Proposed Consolidated Parcel A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.21 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37'58", a chord bearing of South 12°48'52" West, and a chord length of 388.01 feet;

Course No.22 Thence South 16°32'25" West a distance of 267.93' to a point;

Course No.23 Thence North $73^{\circ}22'09''$ West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.24 Thence South $16^{\circ}32'25''$ West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

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

Course No.26 Thence North $87^{\circ}15'26''$ East along said Schleining Land, a distance of 443.00 feet to a found $\frac{1}{2}''$ rebar;

Course No.27 Thence South $17^{\circ}00'48''$ East along said Schleining Land, a distance of 1149.27 feet to a set $\frac{5}{8}''$ rebar with cap "LANGAN ENG." along the South line of said Section 6;

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

Proposed Consolidated Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.24 Thence North $87^{\circ}34'15''$ East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set $5/8''$ rebar with cap "LANGAN ENG." along the East line of the Northeast Quarter of said Section 8;

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



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

March 14, 2025

Via: E-Mail and Messenger

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

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

Dear Krysti,

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

I. Background

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

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

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

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

II. Proposal

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

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

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

- 1) Annexation of the Subject Property and approval of an annexation agreement;
- 2) A map amendment to zone the Subject Property M-2 General Manufacturing ("**M2 District**") upon annexation;
- 3) Vacation and realignment of Beecher Road to create a secure data center campus and increase traffic efficiencies in the area; and
- 4) A special use for a preliminary PUD, including the deviations / variations identified in Section II(d) below.

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

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

a) Annexation and Annexation Agreement

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

b) Map Amendment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. Right of Way Vacation

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

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

d. Special Use for a Planned Unit Development

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

Special Use Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planned Unit Development Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UDO Deviations

- 1) Interior Setbacks (UDO Sec. 10-3-9): The UDO requires each M2-zoned lot to provide a 25’ front yard setback and a 20’ interior side yard setback. The proposed campus-style development will be served primarily by private access drives and requires relief from these setback requirements. Prologis instead proposes that setbacks for the Subject Property only be measured from the property’s perimeter.
- 2) Energy Use Standards (UDO Sec. 10-4-10): The UDO provides that a data center qualifies as an “energy industrial use.” Prologis seeks a deviation to ensure that any UDO standards Yorkville subsequently adopts governing energy industrial uses will not apply to the Subject Property.
- 3) Off-Street Parking (UDO Sec. 10-5-1(H)(5)): The UDO requires data centers to provide 0.3 parking spaces for each 1,000 square feet of floor area. Prologis expects each data center to contain approximately 379,100 square feet, which would require 114 parking spaces per building. Prologis proposes to provide 47 parking spaces for each building, which is consistent with both industry standards and actual parking demand experienced at

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

- 4) Off-Street Loading (UDO Sec. 10-5-1(Q)): Prologis requests that Yorkville accept 1 loading space for each data center facility, and waive any requirement for further loading space accommodation.
- 5) Cross Access (UDO Sec. 10-5-1(F)): The UDO requires cross access between properties; however, based on security concerns associated with data center projects and the general lack of development adjacent to the Subject Property, Prologis asks Yorkville to waive this requirement.
- 6) Pedestrian Circulation (UDO Sec. 10-5-1(N)): Prologis plans to provide sufficient pedestrian walkways between parking lots and data center facilities; however, Prologis does not plan to provide pedestrian connections between data center facilities. In Prologis' experience, employees and visitors infrequently visit more than one data center facility at a time. Further, the sheer size of the Subject Property and anticipated security protocols makes it unlikely that visitors would travel on foot between data center facilities. Prologis asks Yorkville to waive this requirement.
- 7) Bicycle Parking (UDO Sec. 10-5-1(O)): The Subject Property's location eliminates any reasonable likelihood that bike parking would receive any meaningful, regular use. Prologis requests that Yorkville waive bike parking requirements for the Subject Property.
- 8) Landscaping (UDO Sec. 10-5-3): The UDO requires significant landscaping to be installed in and around parking lots and around building foundations. The secure nature of the proposed campus reduces the value received when such landscaping is provided in a public-facing development. In place of interior landscape requirements, Prologis proposes to install enhanced landscaping along those parts of the Subject Property's perimeter that are adjacent to public streets (i.e., Eldamain Road, Galena Road, Corneils Road, and Beecher Road).
- 9) Mechanical Unit Screening (UDO Sec. 10-5-4(B) and (C)): The UDO requires ground and roof mounted mechanical units to be screened. The development will feature primarily ground mounted units, as is customary in data center developments, but there will also be rooftop mechanical units. Recognizing that these units will be set back far from any public roadway, Prologis seeks Yorkville's approval of the following screening standards: (1) vinyl fencing for ground mounted units equal to the height of the generator unit, excluding stacks protruding above the generator; and (2) no screening for rooftop units.
- 10) Fences (UDO Sec. 10-5-5): The UDO prohibits fences from extending beyond the front plane of the primary building façade and limits fence height to no more than 8 feet. Prologis seeks Yorkville's approval of fencing in the locations identified on the preliminary plan, portions of which are located closer to the right of way than the building facade.

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

- 11) Appearance Standards (UDO Sec. 10-5-8-(4)): The UDO provides that industrial buildings must meet certain design standards, including requiring that any building measuring longer than 100 feet must incorporate recesses along at least 30% of the façade facing a street. Recognizing that the data center facilities are set back significantly from adjacent rights of way, Prologis seeks to waive appearance standards in exchange for Prologis' commitment to construct the buildings of masonry, pre-cast materials.
- 12) Frontage on a Public Street (UDO Sec. 10-7-2): The UDO requires all new lots abut a public street. Acknowledging that Prologis is proposing a secure data center campus primarily served by private drives, Prologis asks Yorkville to waive this requirement and approve – in the future – subdivision of the Subject Property into lots that Prologis reasonably determines sufficient to facilitate the use, operation, maintenance, and disposition of the Subject Property.
- 13) Street Standards (UDO Sec. 10-7-3 and 10-7-4): The UDO establishes standards for street construction and circulation. Excluding the realigned Beecher Road, the proposed development does not include new streets. Accordingly, Prologis asks Yorkville to waive these requirements.

e. Incentive Requests

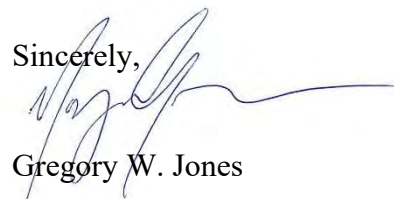
Prologis plans to invest significantly in constructing water and wastewater extensions and a half mile of new public right of way – East Beecher Road. This public infrastructure will both support Prologis' development and accelerate Yorkville's realization of the land use goals set forth in the Comprehensive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

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

III. Conclusion

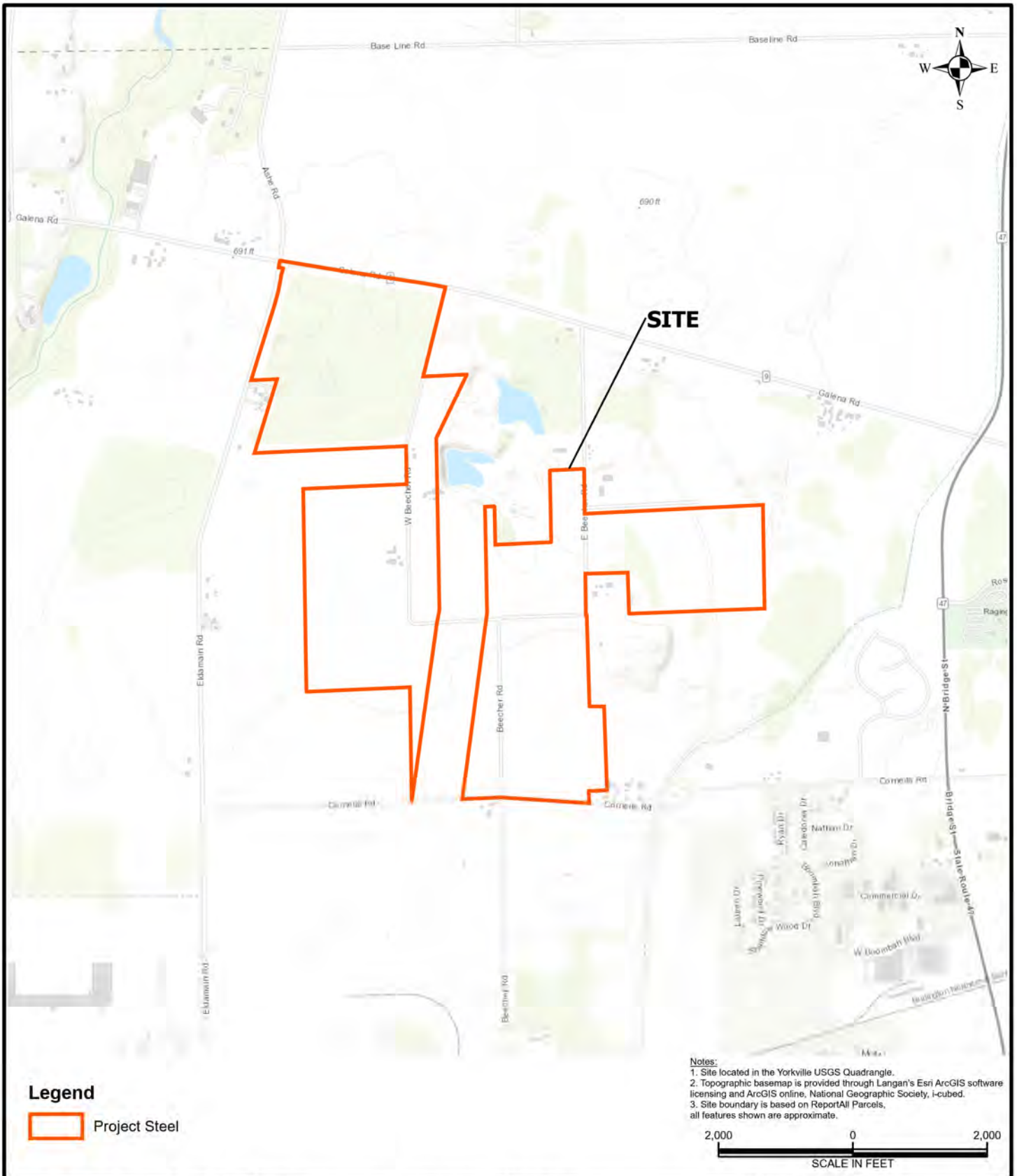
Prologis respectfully requests Yorkville approve its application for annexation and development to facilitate the future redevelopment of the Subject Property. Please do not hesitate to contact me with questions.

ANCEL GLINK
March 14, 2025
Page 12

Sincerely,

Gregory W. Jones

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

Enclosures



LANGAN

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Project

**Project Steel
(Yorkville)**

BRISTOL

KENDALL COUNTY

IL

Figure Title

**SITE LOCATION
MAP**

Project No.

541061101

Date

2/2/2025

Scale

1"=2,000'

Drawn By

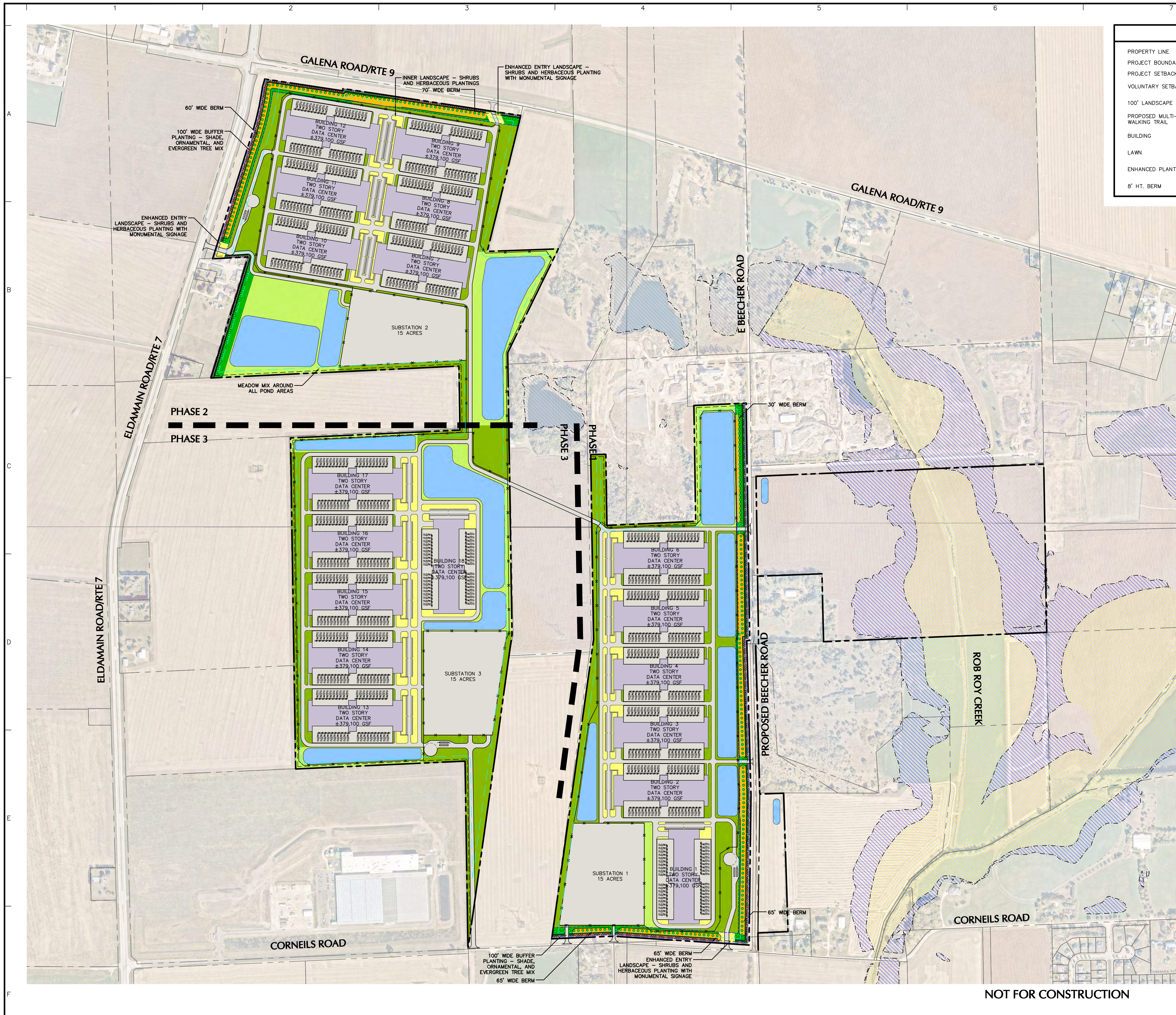
RDB

Figure



















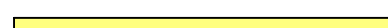
A

EXHIBIT B

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

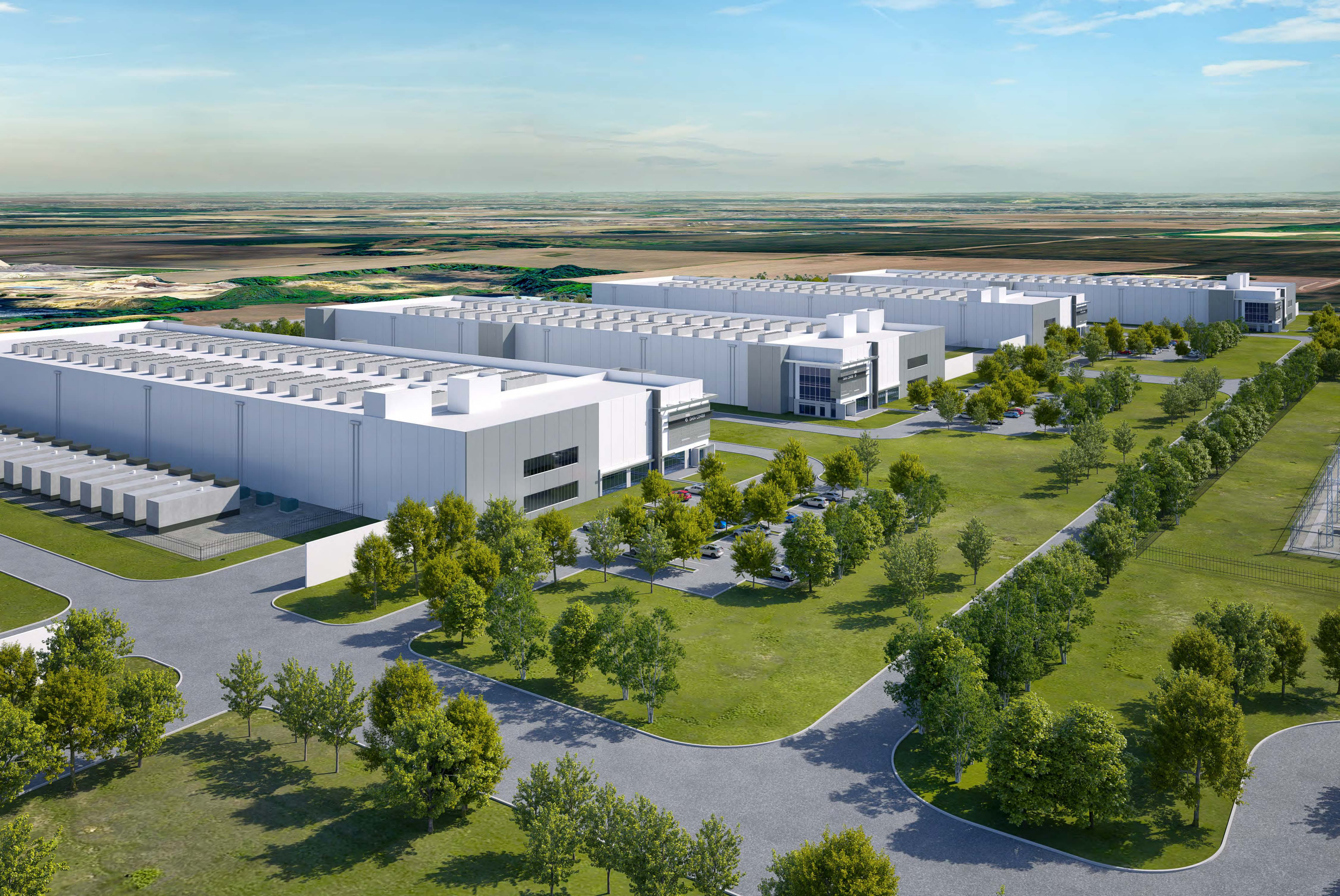


LEGEND

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

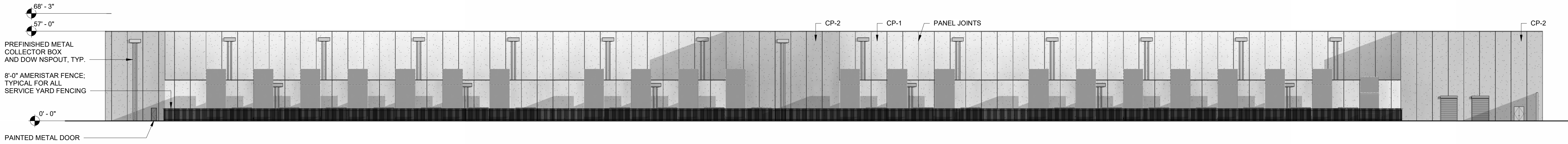
PLANT SCHEDULE			
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ACR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2-3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2-3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2-3" CAL.	B&B
CO	CELTIS OCCIDENTALIS /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

Date	Description	No.
Revisions		
<div> <div> <div>LANGAN</div> <div> Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 200 West Madison Street, Suite 2900 Chicago, IL 60606 </div> </div> <div> T: 312.547.7700 F: 312.547.7701 www.langan.com </div> </div>		
Project		
<div> <div>PROJECT STEEL</div> <div>YORKVILLE</div> <div>KENDALL COUNTYILLINOIS</div> </div>		
Drawing Title		
<div> <div>CONCEPTUAL LANDSCAPE PLAN</div> </div>		
Project No.		Drawing No.
5410611101		
Date	05/16/2025	
Drawn By	SD	
Checked By	MS	
		Sheet 1 of 1

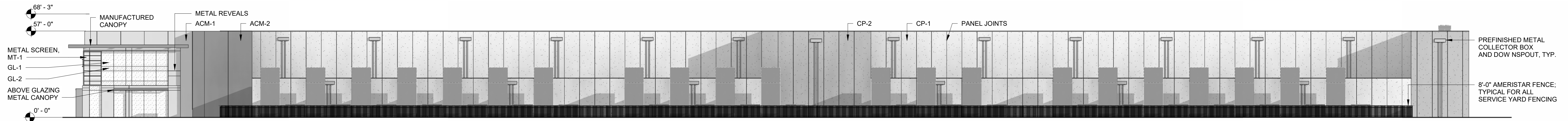




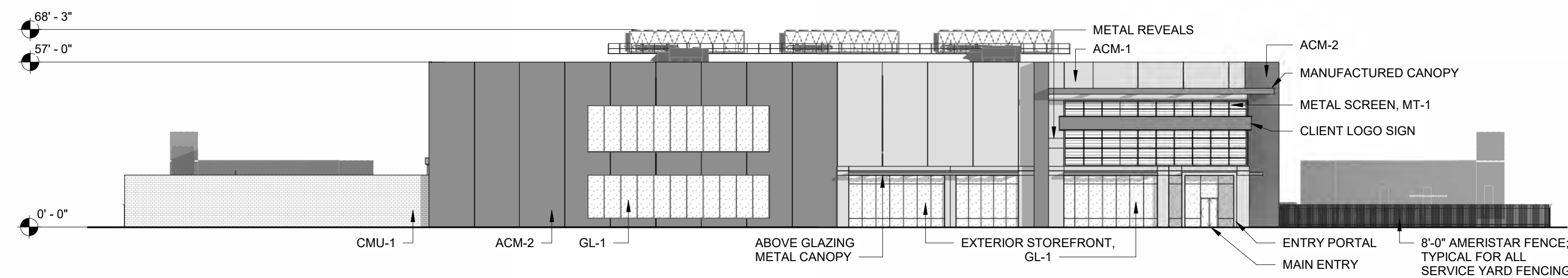




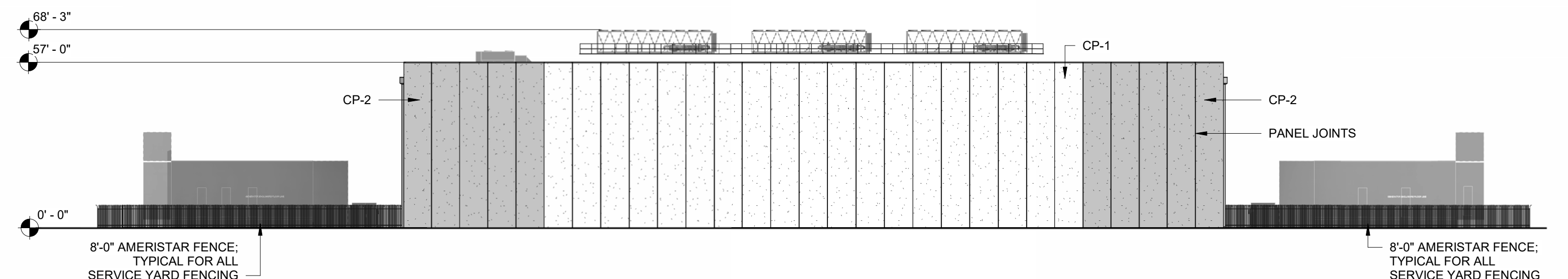
④ NORTH EXTERIOR ELEVATION
1/32" = 1'-0"



② SOUTH EXTERIOR ELEVATION
1/32" = 1'-0"

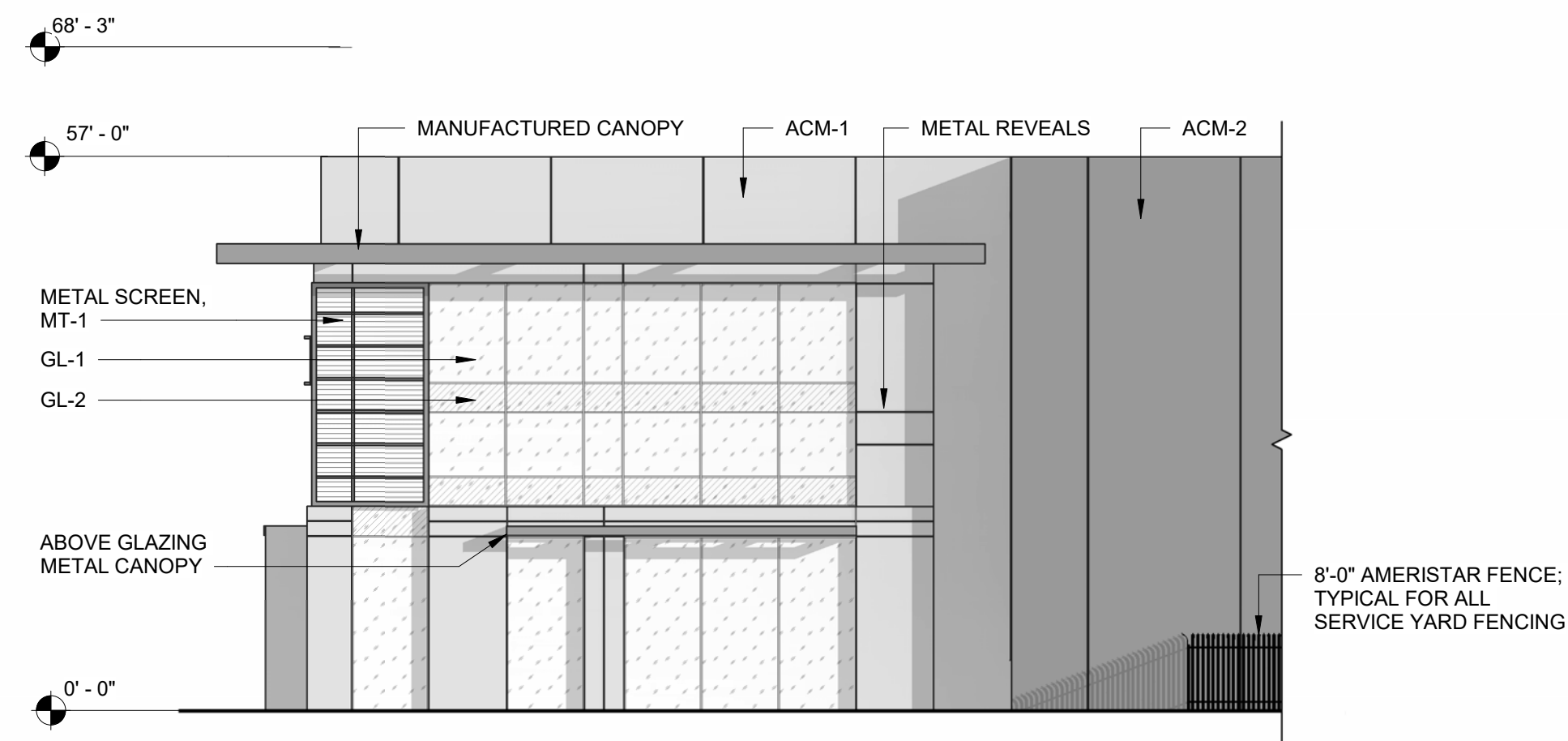


① WEST EXTERIOR ELEVATION
1/32" = 1'-0"

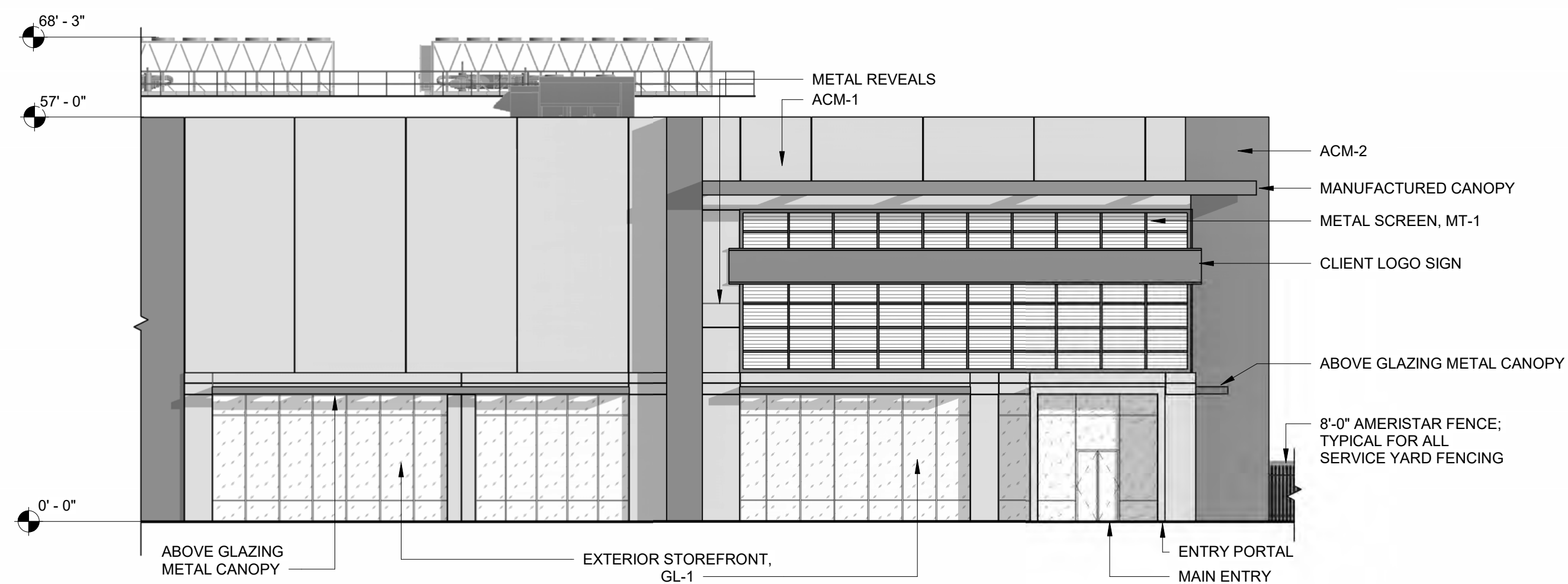


③ EAST EXTERIOR ELEVATION
1/32" = 1'-0"

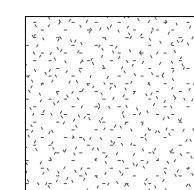
	CP-1 TILT-UP CONCRETE PANEL PAINTED		ACM-1 COMPOSITE METAL PANEL LIGHT FINISH		MT-1 METAL SCREEN PERFORATED METAL PANEL		GL-1 GLAZING TRANSPARENT
	CP-2 TILT-UP CONCRETE PANEL PAINTED		ACM-2 COMPOSITE METAL PANEL DARK FINISH		CMU-1 CMU BLOCKING PAINTED		GL-2 GLAZING SPANDREL



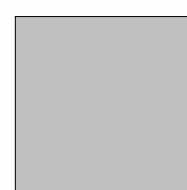
② ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



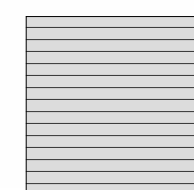
① ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"



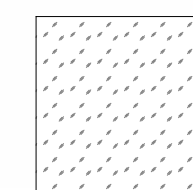
CP-1 | TILT-UP CONCRETE PANEL PAINTED



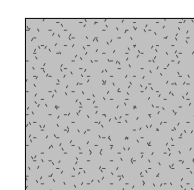
ACM-1 | COMPOSITE METAL PANEL LIGHT FINISH



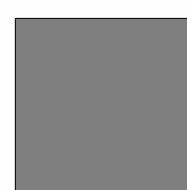
MT-1 | METAL SCREEN PERFORATED METAL PANEL



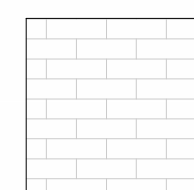
GL-1 | GLAZING TRANSPARENT



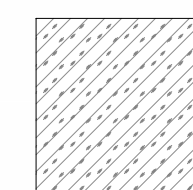
CP-2 | TILT-UP CONCRETE PANEL PAINTED



ACM-2 | COMPOSITE METAL PANEL DARK FINISH



CMU-1 | CMU BLOCKING PAINTED



GL-2 | GLAZING SPANDREL

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

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

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

CC: Timothy O'Neill, P.E.

Date: March 14, 2025

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

I. Project Overview

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

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

II. Trip Generation

ITE Methodology

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

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

Technical Memorandum

Trip Generation Memorandum
Project Steel
Langan Project No.: 541061101
March 14, 2025 - Page 2 of 3

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

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

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

Client Site-Specific Methodology

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

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

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

Technical Memorandum

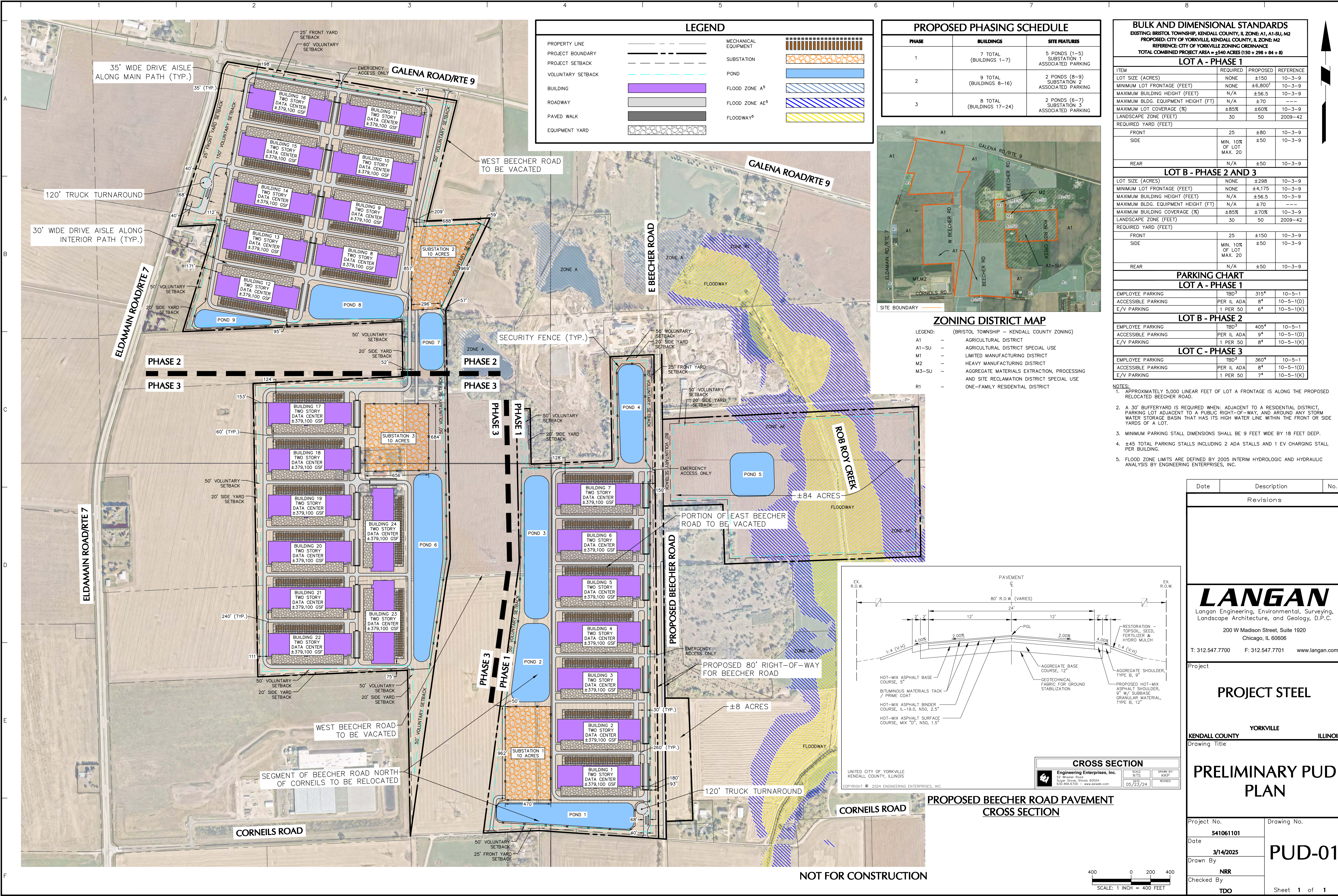
Trip Generation Memorandum
Project Steel
Langan Project No.: 541061101
March 14, 2025 - Page 3 of 3

III. Conclusions

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

FIGURES

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



TABLES

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

Table 1A
Site Trip Generation (ITE Methodology)
Project Steel

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

Notes:

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

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

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

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

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

Table 1B
Site Trip Generation (Client Site-Specific)
Project Steel

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

Notes:

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

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High Security Steel Palisade Fence



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The SAFETY Act, created by the US Department of Homeland Security, manages risks and litigation related to acts of terrorism.



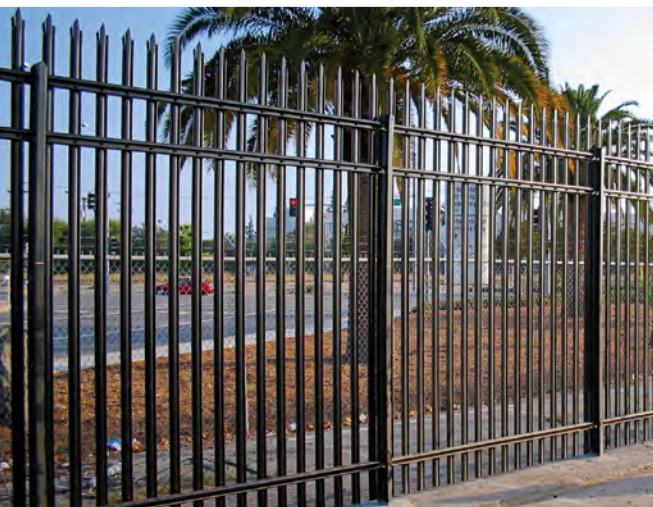
Ameristar is committed to providing products that meet the Buy American Act.



Ameristar products have the opportunity to earn LEED points.



Conforms to IEEE grounding standards.

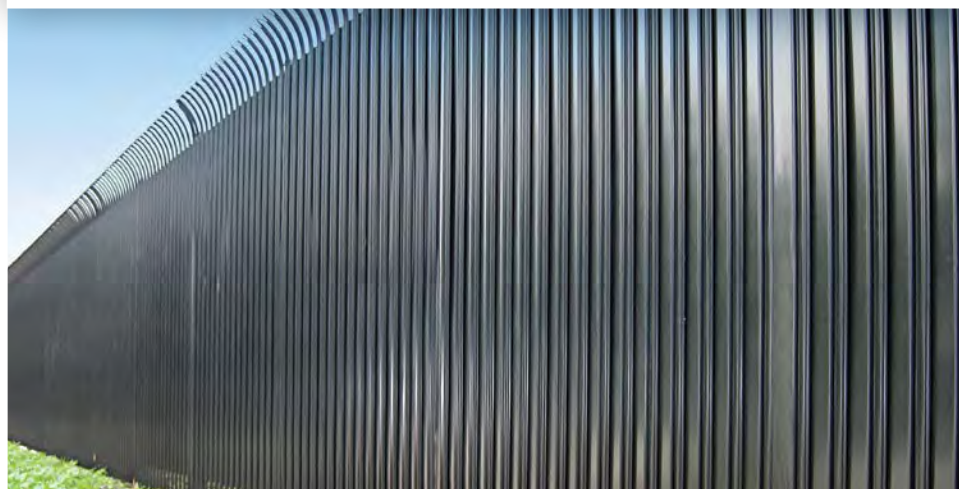


UNPARALLELED PROTECTION

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

Primary applications

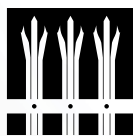
- Military Sites
- Government Facilities
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Airports
- Data Centers
- Ports of Entry
- Water Treatment & Storage



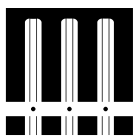
SCALABLE DESIGN



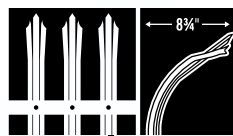
STYLES



TRIDENT™



STRONGHOLD™

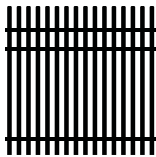


GAUNTLET™

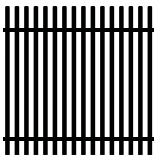
PALES	RAILS	I-BEAM POSTS	HEIGHTS
2.75" W X 14 GA.	2" X 2" X 11 GA.	3" X 2.75" X 12 GA. 4" X 2.75" X 11 GA.	6', 7', 8', 9', 10'



PANELS



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



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

6' not available in Gauntlet

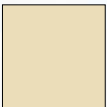
COLORS



BLACK



BRONZE

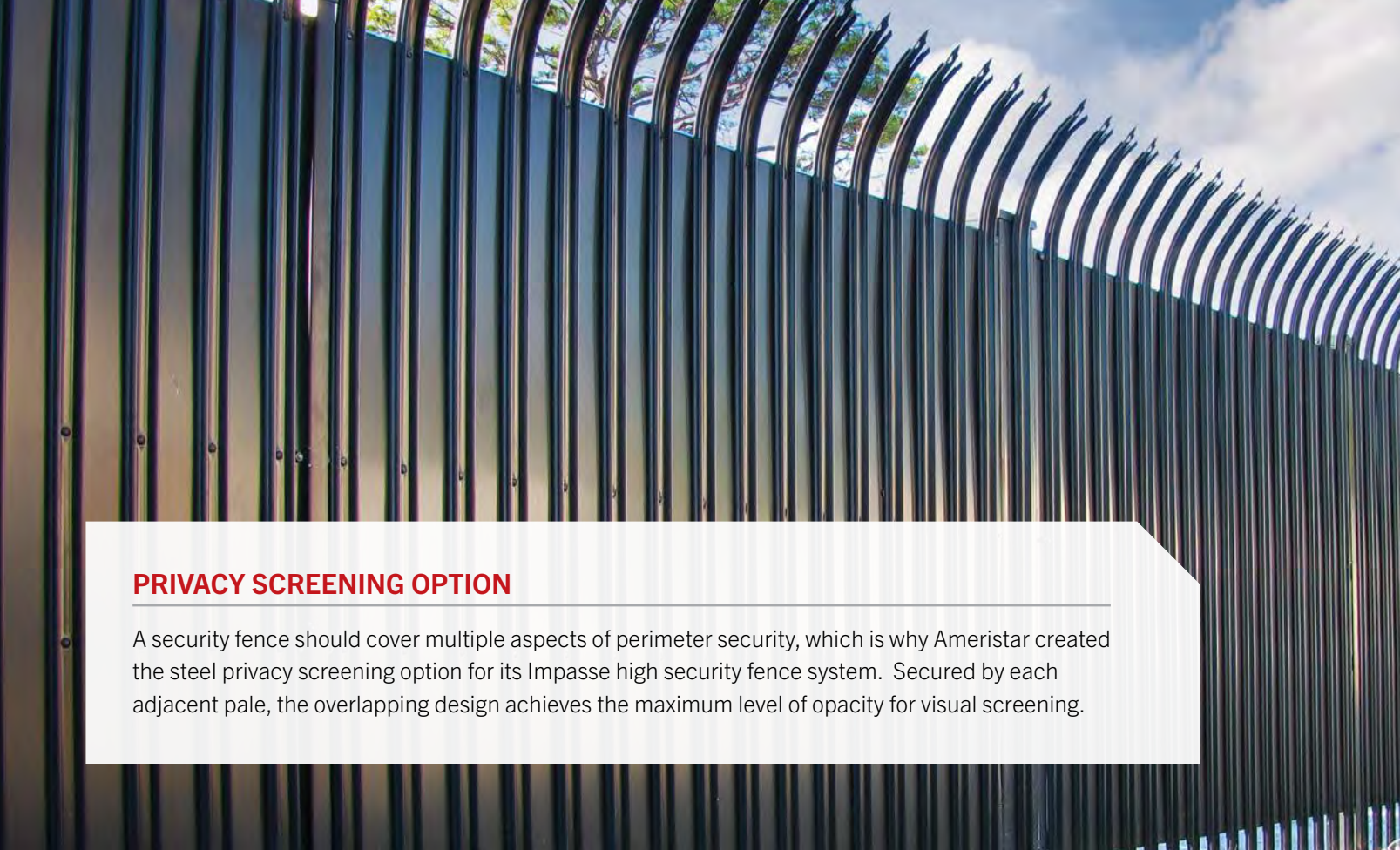


SAND



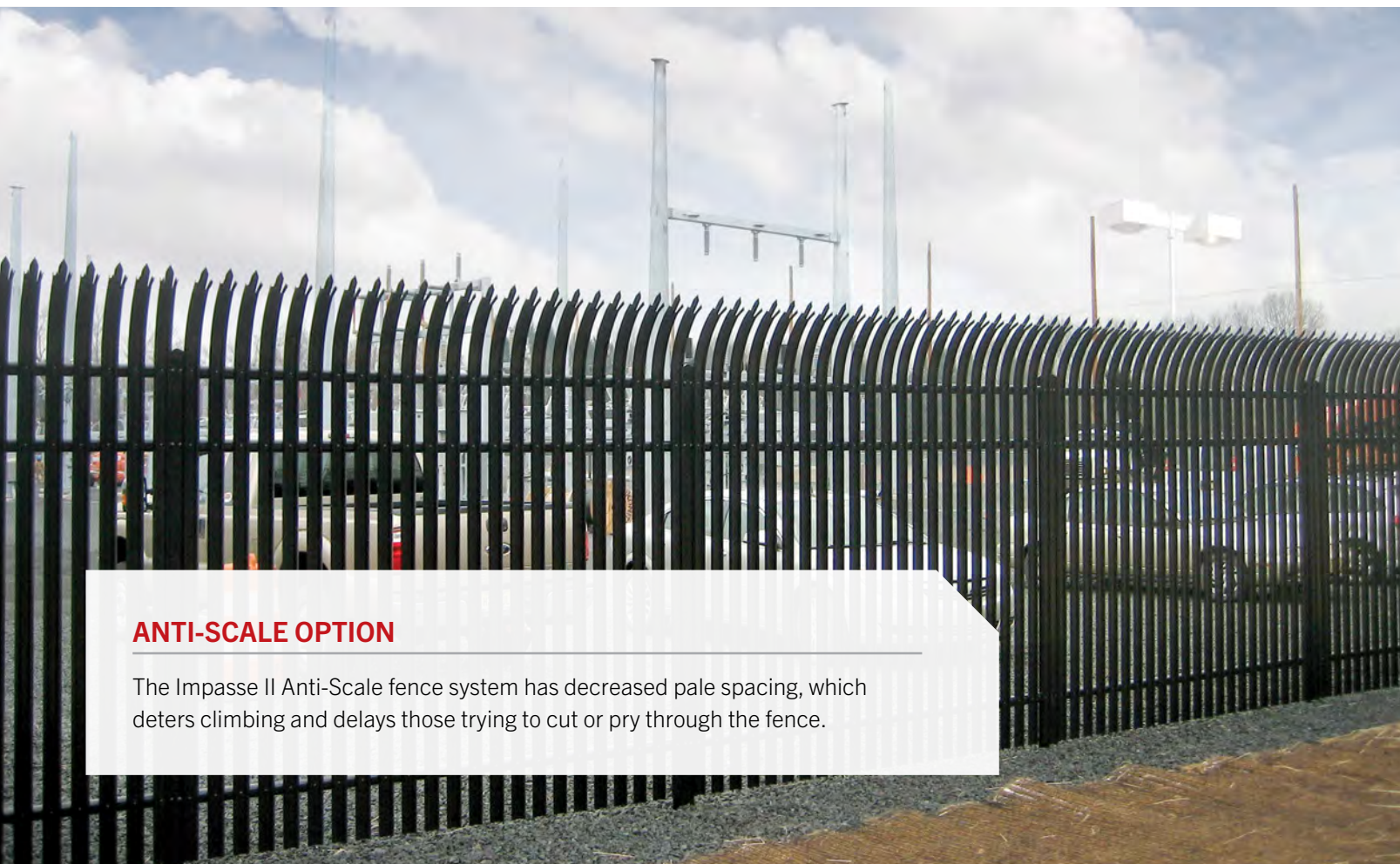
WHITE

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



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



ANTI-SCALE OPTION

The Impasse II Anti-Scale fence system has decreased pale spacing, which deters climbing and delays those trying to cut or pry through the fence.

SLIDE AND SWING GATES

Egress & ingress requirements are unique to each application. Managing traffic flow & usage demands are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to balance function, security & beauty.

Ameristar Traverse™ & Passport™ sliding gates perfectly match the perimeter fence system to create a seamless & stunning design while exuding a commanding presence of security built to unite perimeter and entry.



PASSPORT™



TRAVERSE™



EXODUS

CORROSION TESTING

Corrosion occurs more easily without the proper preparation and protection, which is why Ameristar has put our fence products to the test based on **ASTM B117** standards. The results speak for themselves.

CORROSION-PROCESS



PAINTED STEEL



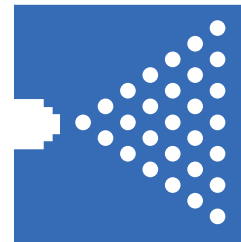
**PRIMED &
PAINTED STEEL**

PERMACOAT™

THE INDUSTRY STANDARD SINCE 1992

In our unique PermaCoat process, our pre-galvanized steel base undergoes an 11-stage cleansing and preparation process. PermaCoat's corrosion resistance exceeds that of painted surfaces with a "no-mar" polyester powder top coat. This dual coating not only withstands weathering but also reduces scratch and burnishing marks often seen during shipping.

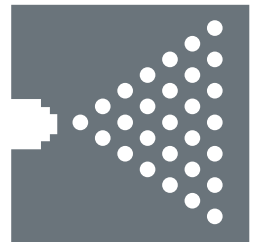
PRE-TREATMENT



ALKALINE WASH

Cleans metal for proper
adhesion of zinc phosphate

1



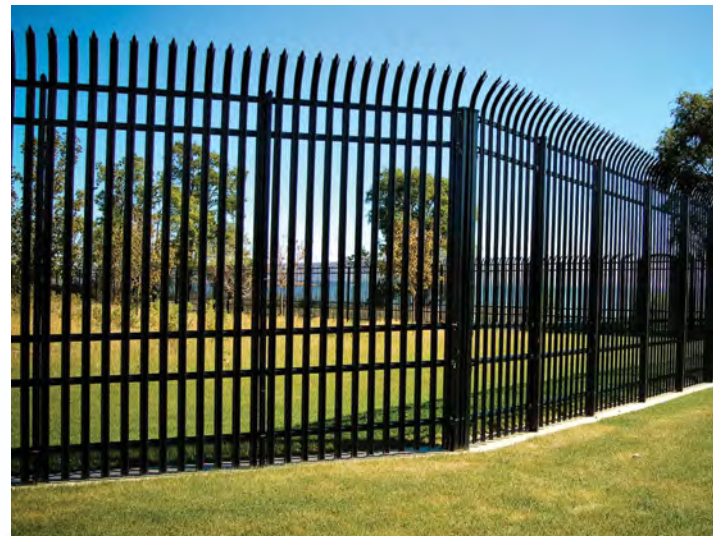
FIXIDINE RINSE

Rinses excess alkaline prior to
zinc phosphate application

2



*Impasse II is backed by over 30 years
of excellence in the fencing industry.*





SINGLE COAT PROCESS

Iron Phosphate +
Polyester Powder Coat



SINGLE COAT PROCESS

Phosphate +
Polyester Powder Coat

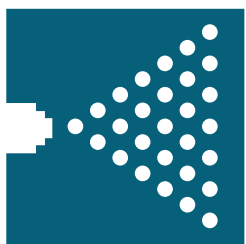


PERMACOAT PROCESS

Phosphate +
Epoxy Powder Coat +
Polyester Powder Coat



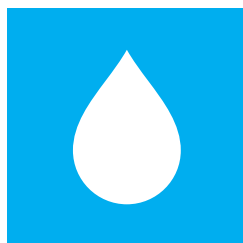
After these **7 stages**, the steel surface will be completely prepped for the **next 4 coating stages** by **removing everything** that **inhibits** proper adhesion. →



PHOSPHATE

Corrosion resistant layer that
assists in bonding powder coating

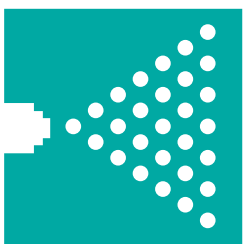
3



CLEAR WATER RINSE

A bit of clean H₂O to prep
for the next phase

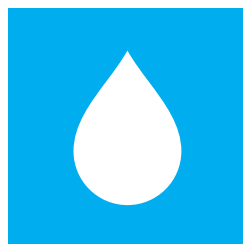
4



NON-CHROMATE SEAL

Barrier to prevent moisture
from reaching base metal

5



CLEAR WATER RINSE

Final wash in H₂O to remove any
excess debris or particles

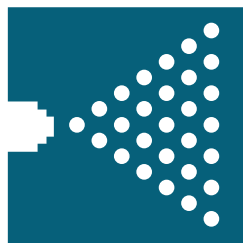
6



DRYING OVEN

Eliminates all moisture prior
to double coating

7



EPOXY POWDER COAT

Epoxy powder is
electrostatically applied

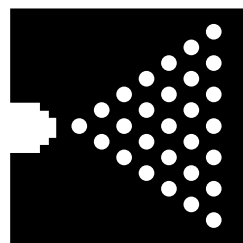
8



EPOXY GEL OVEN

Powder is gelled & cured
to finish coat

9



POLYESTER POWDER

TGIC powder is
electro-statically applied

10



FINISH CURING OVEN

Seals finish for years of
maintenance-free use

11

DOUBLE COATING



SYSTEMS INTEGRATION

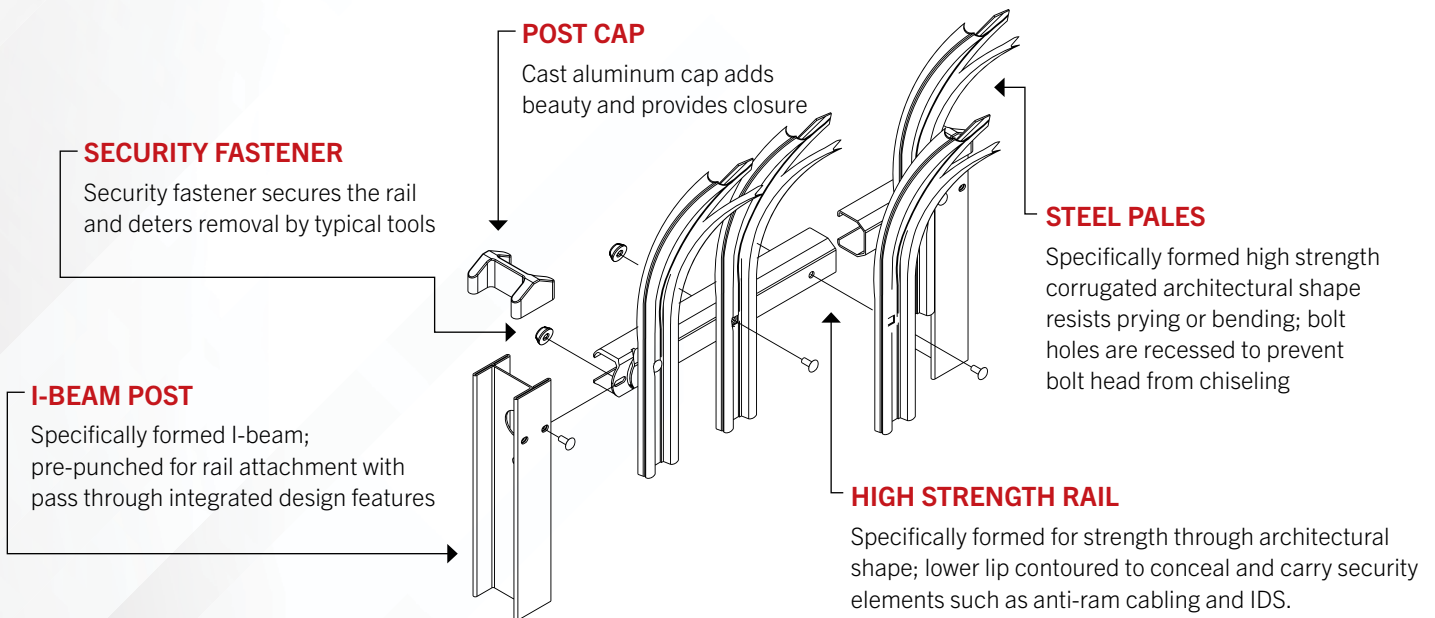
The Impasse II framework is a raceway for wiring, conduits, and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring, becoming a value-added solution for perimeter security upgrades.

When installing these security elements, use Impasse II as a platform:

- Communication & Video Cables
- Access Control Wiring
- Intrusion Detection / Fiber Optic Cables
- Conduits
- Anti-Ram Cabling (Stalwart)

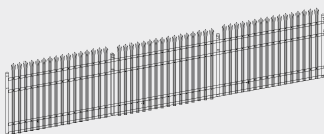


(Inside of rail shown above / view from protected side)

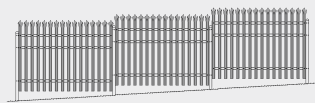


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Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



**FULLY RACKABLE
PANELS**



**STAIR-STEPPING
PANELS**



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Services

- Extensive library of project photos
- BIM & CAD drawings
- Architectural specifications
- Project budget quotes



ANTI-RAM BARRIER & IMPASSE II

Stalwart integrates with Impasse II to create a high security fence system with anti-ram capabilities. Together, they form a crash-rated barrier, ensuring the highest level of protection. Stalwart IS is a great visual deterrent that delivers strength and fortitude to keep any assailant from easily breaching the perimeter.

Stalwart offers multiple anti-ram ratings. Each installation can be designed with the most appropriate stand-off distance from the assets.

M50 M40 M30 PU60 PU50 PU30 K12 K8 K4

Why Choose Ameristar?

KNOWLEDGE AND EXPERIENCE

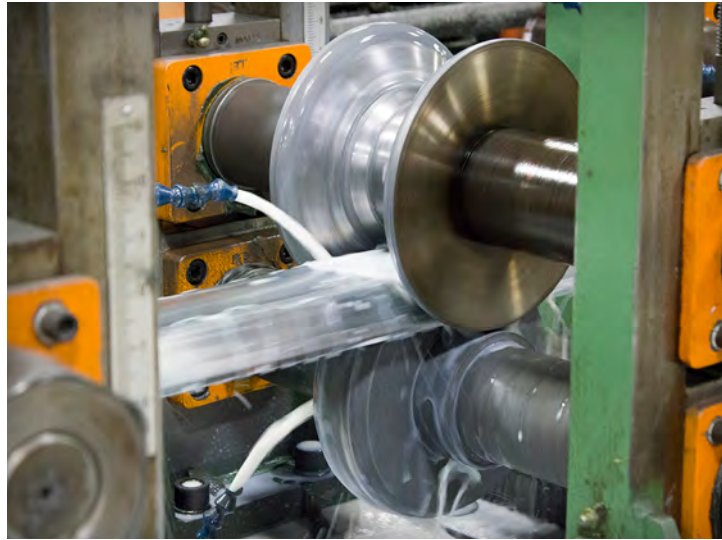
For over 40 years, we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

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We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.



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ASSA ABLOY

To: Krysti Barksdale-Noble
From: Katie Fraser, JC Witt
Date: May 16, 2025
Subject: Response to Plan Council Meeting Follow-Up Letter

Dear Krysti,

Thank you and all the staff at the City of Yorkville for your time on April 24, 2025. Below are responses to the individual comments/feedback items that were provided in the letter dated April 28, 2025. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

GENERAL APPLICATION COMMENTS:

Item 1:

The petitioner has provided ownership authorization for submitted applications for the parcels owned by George Ostreko Jr. (#02-07-200-010, #02-07-200-001, and #02-07-200-008) and Mary Auer (#02-07100-008 and 02-06-400-005).

Item 2:

The petitioner shall provide the remaining ownership authorization from property owner Jerry G. and Marilee Foltz (#02-07-200-009).

PLD Response: Owner authorization form will be provided upon receipt.

PRELIMINARY PUD PLAN COMMENTS:

Item 3:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the adjacent property lines on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 4:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the nearest existing residential or commercial structures on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 5:

The petitioner shall provide a “2,000 ft. Residence District Building Height Restriction Zone” buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.

PLD Response: Requested buffer will be added to the Preliminary PUD Plan.

Item 6:

The petitioner will confirm if they intend to accommodate the proposed realignment of E. Beecher Road as recommended by the City Engineer and Public Works Director.

PLD Response: Petitioner requests additional meeting with City Engineer and Public Works Director to discuss East Beecher Road Realignment. PLD strongly prefers option 5 or 5A.

- a. If so, the petitioner will address roadway alignments recommended by City Engineer on a revised Site Plan.

PLD Response: Site plan will be revised following meeting with City Engineer and Public Works Director.

Item 7:

The petitioner will confirm whether they still wish to pursue the vacation of W. Beecher Road and, if so, explain how access will be provided to the approximately 18-acre parcel located south of Galena Road (#02-06-400-001), which is included in the proposed Project Cardinal development.

PLD Response: PLD proposes to vacate West Beecher Road. The 18-acre parcel located east of the site (“Neighboring Property”) can add access off of Galena Road, either where the existing Beecher Road Access currently is or at a new access point further to the east. The revised site plan eliminates the proposed curb cut adjacent to the Neighboring Property; this should alleviate concerns regarding proximity of curb cuts on Galena Road.

Item 8:

The petitioner will indicate the recommended easements for trails and proposed sidewalks on an updated Site Plan.

PLD Response: Proposed trails have been added to the site plan.

Item 9:

The petitioner will verify the correct parking count on the Site Plan.

PLD Response: Parking count will be verified on the revised site plan.

Item 10:

The petitioner will provide a traffic study and traffic management plan.

PLD Response: PLD will provide a traffic study and traffic management plan. Scoping for traffic study will require input from City Engineer and Public Works Director.

Item 11:

The petitioner will provide a revised Landscape Plan indicating the proposed areas they seek relief from the recommended eight (8) foot tall berm within the required 100-foot landscape buffer. Architectural renderings or illustrative view shed exhibits are highly recommended to demonstrate the proposed vegetative screening in the areas seeking relief.

PLD Response: PLD intends to work with the City on the appropriate location for berms based on sound and viewsheds.

Item 12:

The petitioner will provide architectural building elevation plans indicating proposed building materials and dimensions. The plans shall also illustrate greater architectural articulation, variation in materials, and a more dynamic color palette to those buildings visible from Eldamain, E. Beecher and Galena Roads.

PLD Response: Project architect is working on generating the requested building elevations. PLD intends to have elevations completed ahead of the scheduled EDC meeting.

Item 13:

The petitioner will provide a pre-construction/existing conditions noise study of subject property and narrative of mitigation steps they intend to employ to ensure compliance with the City's noise ordinance standards.

PLD Response: PLD is actively working to identify a consultant to perform the requested baseline noise study. The proposed plan will be communicated to the city ahead of execution to confirm the city requirement is being satisfied.

Item 14:

The petitioner will provide details on the fence type and material.

PLD Response: Cut sheets of the proposed fence type and material have been provided with this response.

Item 15:

The petitioner will provide additional narrative or details regarding the proposed use of ion-lithium batteries within the data center campus structures.

PLD Response: Project team is working on the requested narrative for lithium batteries. Additional meeting is requested with the fire department.

DEVELOPMENT OFFSETS:

Item 16:

The petitioner is requested to provide the planned average and maximum day water use for the development. The anticipated sanitary sewer flows should also be provided. These numbers will then be used to determine the infrastructure needed to serve this development.

PLD Response: Revised water estimates will be provided ahead of EDC meeting date.

Item 17:

The petitioner is requested to provide estimates of utility taxes and property taxes expected to be generated per building.

PLD Response: PLD is working on utility and property tax estimates and will provide upon completion.

Item 18:

Regarding the requested contributions for entryway/gateway signage, regional park development, and other discussed community investments, staff plans to provide a total estimated amount and a per-acre fee for each data center developer, proportionate to the scale and impact of their respective developments. A detailed estimate from the City is forthcoming and will be provided to the petitioner in advance of the EDC meeting for their consideration.

PLD Response: Noted.

COMMUNITY MEETING COMMENTS:

Item 19:

While not discussed in the meeting, per Section 10-8-5-B-1-a of the Unified Development Ordinance, a community meeting conducted by the petitioner of area/neighborhood property owners, explaining the proposed data center campus development, at their own expense and at a location of their choosing may be required prior to the Planning and Zoning Commission public hearing date.

PLD Response: Community meeting will be scheduled ahead of City Council hearing date.

- b. Accordingly, the petitioner will reach out to the various homeowners' adjacent properties along Eldamain Road, E. Beecher Road, Corneils Road, and residents within the Caledonia residential subdivision approximately 0.5 miles southeast of the proposed data center campus.

PLD Response: Noted.

- c. This outreach will need to occur prior to the City Council and Planning and Zoning Commission (PZC) public hearings providing an opportunity to present the plan and gather feedback from residents.

PLD Response: Noted.

To: Krysti Barksdale-Noble
From: Katie Fraser, JC Witt
Date: July 11, 2025
Subject: Follow up to 6/24 City Council Meeting Items

Dear Krysti,

Thank you and all the staff and City Council members at the City of Yorkville for your time on June 24, 2025. Below are responses to comments and questions that required follow-up. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

Item 1 – Decommissioning the development.

Prologis Response: As a clarification to a question about decommissioning, the developer intends to construct and operate a purpose-built data center campus with no alternative future use envisioned for the site. The data center campus buildings and infrastructure (e.g., drive aisles, parking lots, stormwater management facilities) are intended to be “permanent” improvements, much like improvements constructed as part of an office, industrial, or residential development. Accordingly, the only planned decommissioning activity will involve the removal and replacement of mechanical equipment at the end of its operational life.

Item 2 – Does Prologis work with organized labor and does PLD expect to utilize union labor on Project Steel?

Prologis Response: Prologis developments in the Greater Chicago Area, both industrial and data center have historically utilized 100% union labor. Prologis intends to utilize union labor for Project Steel.

Item 3 – Sewer Discharge

Prologis Response: The anticipated sewer discharge per building is approximately 315 GPD. This is a preliminary number and may vary depending on the final design and user of the project.



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

April 4, 2025

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

**Re: *Project Steel
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Annexation, Rezoning, and Planned Unit Development Applications
- Preliminary PUD Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Conceptual Landscape Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Trip Generation Memo dated March 14, 2025 and prepared by Langan Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - Kendall County for access to Galena Road and Eldamain Road
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IEPA Water and Sanitary Sewer Permits
 - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. The following will need to be submitted with Final Engineering Plans:
 - a. Truck turning exhibits for delivery and emergency vehicles
 - b. Photometric plan
 - c. Landscape plan, including a tree preservation plan
 - d. Field tile survey
 - e. Engineer's Opinion of Probable Costs
5. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

Preliminary PUD Plan

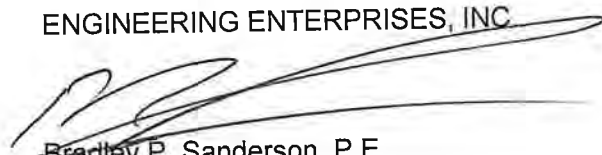
6. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. The access points should align with the proposed Project Cardinal access points to the north.
7. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
8. The proposed Eldamain Road connection will need to be reviewed and approved by the Kendall County Highway Department. Eldamain Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. Generally, they have commented that the location is acceptable, but it may have to be shifted slightly to the south to achieve a 1/3 mile spacing from Galena Road.
9. Kendall County is seeking a total of 150' of right-of-way dedication (75' along the east side) along Eldamain Road. City utility easements will be required outside of the right-of-way.
10. The City will have jurisdiction over the proposed new Beecher Road. A minimum of 80 feet right-of-way will be required.
11. Consideration should be given to reconstructing E. Beecher Road from the project property limits to Galena Road.
12. Intersection improvements at E. Beecher Road and Galena Road may be required.
13. West Beecher is proposed to be vacated. The developer should confirm that this will not adversely affect properties adjacent to the roadway and all adjacent properties have appropriate access.
14. The proposed new Beecher Road does not align with the existing Beecher Road south of Corneils Road. This is not acceptable to the City. The roadways will need to align with no jogs.
15. Corneils Road will need to be reconstructed across the frontage of the property. Consideration should be given to reconstructing across ComEd's parcel as well.
16. We will require a right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.

17. The proposed access point located just west of new Beecher Road appears to be too close to the intersection.
18. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
19. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
20. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.
21. The developer should identify the proposed construction access points.
22. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.
23. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

If you have any questions or require additional information, please contact our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. JC Witt, Prologis (via email)
Mr. Greg Jones, Ancel Glink (via email)
Mr. Andrew Uttan, Langan Engineering (via email)
TNP, PGW2, EEI (via e-mail)

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,
knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Three-Phase Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed three-phase development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits located approximately 2700 ft Southeast of the closest Project Steel building shown in the preliminary PUD (on Ryan Drive, Caledonia Drive, and Lauren Drive). The distance between the proposed data center buildings and these residences will be beneficial, and we expect the project can meet the noise ordinance at this distance with planning and if noise mitigation measures are implemented.
5. The closest residential land use within the City of Yorkville is 1400 feet east of the nearest data center building, located at 1414 Eldamain Road. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance, potentially at completion of each project phase.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the West, South, and East of the proposed Data Center Campus on Eldamain, Corneils, and East Beecher Roads.

****END OF MEMORANDUM****

MEMORANDUM

April 28, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,
knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevenser, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 24th Plan Council Meeting

On April 24, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments in responses to our acoustics-related discussion:

1. *Continuous Noise Monitoring:* The City is interested in requiring continuous noise monitoring during the construction and operation of the Project Steel and Project Cardinal data centers. We spoke with two sound level meter manufacturers, NTi and Larson Davis, regarding their continuous noise monitor offerings. The estimated cost for the hardware is \$12,000 - \$25,000 per monitor. This includes the purchase of a sound level meter, microphone, outdoor case, permanent mounting, solar power, and modem. There are also labor costs associated with site selection, installation coordination, setup, training, and data review. Let us know if you would like us to investigate further.
2. *Equipment Placement:* As discussed in the Plan Council meeting, the best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.
3. *Operational Conditions:* We recommend an update to item 31.kk.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance. Matching the pre-development baseline may be impractical for a project of this scale, and the ordinance is designed to balance the city's needs for development and protect residents from excessive noise.

****END OF MEMORANDUM****



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: April 2, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
SEC of Galena Road & Eldamain Road east toward E. Beecher Road
Proposed Data Center Campus and On-Site Substation Development

I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD), Preliminary PUD Plan and Project Narrative for Project Steel received March 14, 2025 as submitted by Ancel Glink P.C., attorney, on behalf of Prologis, L.P., petitioner, as well as a conceptual Preliminary PUD Plan dated 03/14/25, Proposed Phasing Schedule, Conceptual Landscape Plan dated 03/14/25, a Trip Generation Memorandum and exterior building renderings all prepared by Langan.

The petitioner, as contract purchaser, along with property owner Rosenwinkel Family Trust Et Al, is seeking approval for the annexation of sixteen (16) parcels totaling 540 acres (subject property). These parcels will be part of a master planned high-tech data center campus. The petitioner also requests the rezoning of the subject property to within the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of twenty-four (24) two-story data center buildings totaling approximately 9.5 million square feet, three (3) electrical substations, associated stormwater detention basins, equipment yards, and a proposed right-of-way vacation of W. Beecher Road.

The plan proposes three (3) phases of development with each phase of development including between 7-9 data center buildings, one (1) substation, and eight (8) associated stormwater basins. If approved, construction is anticipated to begin in summer of 2027, with full campus buildout happening over the course of 20 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners of the subject property prepared by the petitioner and submitted as part of the application and noted several owners of record's affidavit as part of the aforementioned petitions were not included.
 - a. **According to the Kendall County tax records the owner of parcels #02-07-200-010, -001, and -008 is GEORGE OSTREKO JR ET AL; owner of parcels 02-07-100-008 and 02-06-400-005 is MARY AUER; and the owner of parcel 02-07-200-009 is JERRY G. MARILEE FOLTZ.**
 - b. **Please have the owners of record execute a notarized application stating they are party to the annexation, rezoning, PUD and Preliminary PUD Plan application requests.**

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of sixteen (16) unincorporated parcels totaling 540-acres as broken down below:

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

3. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
4. **CONTIGUITY** – Contiguity with the current City of Yorkville corporate boundaries is established through the Hagemann and Bright Farms parcels to the west, Westbury South Village to the south, and the Bennett and Yorkville Renewables Solar Farm properties along with Westbury East Village to the east.
5. **ANNEXATION AGREEMENT** – The petitioner states they anticipate entering into an annexation agreement with the City “containing mutually beneficial terms governing the Subject Property’s annexation and future development.”

GENERAL ZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all sixteen (16) parcels upon annexation within the subject area to M-2 General Manufacturing District.
- a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning the parcels to be annexed to the M-2 General Manufacturing District.
7. **SURROUNDING LAND USE & ZONING** - The following is a summary of the current zoning classifications and land uses of the properties immediately surrounding the subject site. This information provides context for the existing development patterns in the area and helps assess the compatibility of the proposed use with adjacent properties and overall community planning objectives:

	Zoning	Land Use
North	A-1 (Kendall County)	Farmland
	M-1 Limited Manufacturing (Kendall County)	Agricultural
	M-3 Manufacturing Special Use (Kendall County)	Earth Materials Extraction, Processing and Site
	Galena Road (Rte. 30)	Transportation Land Use
East	A-1 Agricultural (Kendall County)	Farmland
	A-1 Agricultural Special Use (Kendall County)	Farmland
	A-1 Agricultural Special Use (Yorkville)	Farmland (Solar Farms)
	R-2 Single-Family Traditional District Beecher Road	Farmland (Westbury East Village) Transportation Land Use
South	A-1 Agricultural District Special Use (Kendall County)	Camp Mutty Paws (Dog Kennel)
	M-1/M-2 Limited/General Manufacturing (Yorkville)	Bright Farms
	R-4 General Multi-Family Residence District	Farmland (Westbury South Village)
	Commonwealth Edison – Transmission Station Corneils Road	Utility Land Use Transportation Land Use
West	M-2 General Manufacturing District (Yorkville)	Farmland (Hagemann)
	M-1 Limited Manufacturing (Kendall County)	Auto Repair (Jet’s Towing)
	A-1 Agricultural/R-1 District (Kendall County)	Residential Land Use
	Eldamain Road	Transportation Land Use

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

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

PLANNED UNIT DEVELOPEMENT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
- c. **An application for Planned Unit Development (PUD) was **not included** in the packet submittal. However, responses to the PUD standards were provided in the narrative prepared by Gregory W. Jones of Ancel Glink.**
- i. **Staff recommends a formal application for Planned Unit Development (PUD) be provided which identifies at least one (1) modification standard found in Section 10-8-8D of the UDO.**
- d. **Staff recommends the petitioner consider the following modification standards which may be applicable to the proposed data center campus development:**

- i. Modification Standard #11 “Funding or Construction of Public Roadways”. The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.
 1. Staff believes this modification standard **does apply**, as the proposed development may be required to make roadway improvements to E. Beecher Road, Corneils Road, and at the intersection at Galena Road and E. Beecher Road.
- ii. Modification Standard #12 “Regional Utility Improvements”. The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.
 1. Staff believes this modification standard **does apply**, as the proposed development will be required to construct and extend public utilities (water and sanitary) to the property.
- e. The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.
 - f. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.
 - g. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.
11. **PROPOSED PHASING SCHEDULE** – The petitioner proposes to develop the subject property in three (3) phases over an estimated twenty (20) year period, with each phase being served by its own stormwater and other infrastructure. According to the Project Steel’s narrative, construction of the first phase is anticipated to begin during the summer of 2027. Below is the proposed phase development:

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

- h. Staff recommends the phasing plan consider minimizing impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures.
- i. What is proposed for the future development of the 84 acres on the east side of proposed realigned E. Beecher Road?

12. **BUILDING SETBACKS/BUILDING SEPARATION** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

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

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

- a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.
 1. Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.
- b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?
 1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. The petitioner is seeking a zero (0) foot building setback for all buildings within the campus-style development, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines meeting the minimum standard on all lots. Staff supports this request due to the site being served primarily by internal private access drives.
- c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

1. Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.
13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.
 - j. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (Deviation #2).
 - k. The City is currently in the process of adopting specific development standards for data center campus developments.
 - l. Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.
14. **NUCLEAR ENERGY USES** – Staff requires the petitioner agree that the data center campus be strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for the proposed two-story data center buildings to top of the building’s roof and to the top of rooftop equipment. As proposed buildings will not exceed 56.5’ to top of structure and 70’ to top of rooftop equipment.
 - m. Staff recommends a maximum overall height for data center buildings within 2,000 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.
 - i. The petitioner shall provide a “2,000 ft. Residence District Building Height Restriction Zone” buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.
16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 70% in Phases 2 and 3.
17. **VEHICULAR/PEDESTRIAN ACCESS** – The site features a total of seven (7) access points, including two (2) primary access drives—one from Corneils Road and one from Eldamain Road. Additionally, there are three (3) emergency access points: one off Galena Road and two along the proposed realigned E. Beecher Road. The site also includes two (2) direct access drives—one from Galena Road serving Substation #2 and one from Corneils Road serving Substation #1. All access points connect to an internal 30-foot-wide looped roadway system, which provides

circulation throughout the development, linking all 24 data center buildings, associated equipment yards, three (3) substations, and nine (9) stormwater basins.

- ii. Will the two (2) access drives to the substations intended exclusively for the user and ComEd, and will these access points will also be locked and secured? It appears some of these access drives are outside the fenced perimeter.
 - iii. It appears the proposed primary access points to the data center will be fenced. Will these entry points be guarded stations requiring extensive security verification before entry?
 - iv. It is essential that realignment of E. Beecher Road remains a seamless roadway—there can be no jogs or 90-degree curves. It must function as intended in our comprehensive plan, which may necessitate the reorientation or reconfiguration of buildings near Substation 1. Additionally, the road should serve as an attractive entry to the community, with proper beautification efforts, such as landscaping, berms, setbacks, and aesthetically designed buildings facing Beecher.
 - 1. Staff defers to City Engineer and Public Works Director regarding site access and roadway alignments.
- n. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #5**).
- i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.
 - ii. Staff has concerns regarding access for adjacent parcels. The control over adjacent parcels is a key concern. Currently, Prologis does not control all parcels in the area of the roadway, making it difficult for the City to justify blocking access to W Beecher for the Hagemann parcel, as well as the vacant parcels at the southeast corner of W. Beecher and Galena Road. Therefore, at this point staff does not support this deviation.
- o. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #6**).
- i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is

unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

- ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

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

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

- a. The recapture amount is approximately ~161.00 per lineal foot of frontage along

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

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

19. **PARKING** - According to the Site Plan submitted, there are 1,080 total parking spaces to be provided on the property to accommodate the proposed twenty-four (24) building data center campus and electric substation uses as detailed below:

Location	Sq. Ft.	Provided Parking Spaces	Parking Required 0.3 Per 1,000 Sq. Ft.
Phase 1			
Building 1	379,100	45	114
Building 2	379,100	45	114
Building 3	379,100	45	114
Building 4	379,100	45	114
Building 5	379,100	45	114
Building 6	379,100	45	114
Building 7	379,100	45	114
Phase 2			
Building 8	379,100	45	114
Building 9	379,100	45	114

Building 10	379,100	45	114
Building 11	379,100	45	114
Building 12	379,100	45	114
Building 13	379,100	45	114
Building 14	379,100	45	114
Building 15	379,100	45	114
Building 16	379,100	45	114
Phase 3			
Building 17	379,100	45	114
Building 18	379,100	45	114
Building 19	379,100	45	114
Building 20	379,100	45	114
Building 21	379,100	45	114
Building 22	379,100	45	114
Building 23	379,100	45	114
Building 24	379,100	45	114
TOTAL	9,477,500	1,080	2,736

- p. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 379,100 sq. ft. requiring ~114 parking spaces per building, however, they contend the actual parking demand will be approximately 45 spaces per building (Deviation #3).
- i. Note, Preliminary PUD Plan states 45 spaces per building, while the narrative stated 47 parking spaces per building. Staff has deferred to the Preliminary PUD Plan, but the petitioner must verify the correct parking count.
- q. Staff has estimated the total required parking for the subject property is 2,736 spaces, including 55 ADA accessible spaces. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a minimum of 55 electric vehicle charging stations.
- i. The petitioner is proposing to provide 25 ADA accessible parking spaces and 21 E/V parking stalls.
- ii. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, however, staff recommends a fee in lieu of the difference in the required electrical vehicle charging station infrastructure and provided stations (34) which will be used to install electric charging stations in the downtown or at other public facilities.
- r. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (Deviation #7).
- i. No waiver required as it is a parking bonus mechanism, not a requirement.

- s. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #4**). **Staff supports the request.**
20. **TRAFFIC IMPACT** – The petitioner has provided a Trip Generation Technical Memo prepared by Langan providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 1,440 trips. **Staff defers to the City Engineer regarding Trip Generation Technical Memo.**
- t. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**
21. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).
- u. Per staff’s review, the following sections of the Landscape Plan would apply:
 - i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.
 - 1. **Petitioner is seeking relief from this standard. However, plans indicate a buffer planting area around the individual data center building.**
 - a. **The petitioner shall verify if the building foundation landscape zone is being met or not per the Conceptual Landscape Plan.**
 - ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.
 - 1. **Petitioner has indicated parking area buffer (perimeter) landscape zone plantings on Conceptual Landscape Plans.**
 - iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. Petitioner is seeking relief from this standard. Staff supports this request.

- iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. Petitioner has indicated a 50' wide buffer planting area with shade, ornamental, and evergreen tree mix. The petitioner also proposes enhanced entry landscaping to the two (2) primary access points located at Corneils Road and Eldamain Road.
2. **Staff recommends a 100' Transition Type D Zone Landscape Buffer on the Conceptual Landscape Plan.**



3. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

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

- v. Petitioner proposes to utilize primarily ground mounted mechanical equipment with the equipment yard but will also utilize rooftop mounted equipment.
- w. As proposed, ground mounted mechanical equipment will be screened with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units.
 - i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**
 - ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**
 - iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

- iv. Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening.

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

- x. Petitioner has not provided manufacturers brochure of proposed security fencing. However, they are requesting to have twelve (12) foot tall security fence extend beyond the front plane of the primary building façade (Deviation #10).
 - i. Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.
 - ii. Petitioner must provide details on the fence type and material.
 - iii. Staff questions the request for a twelve-foot (12'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence when previous data center developers have requested ten foot (10') tall fences.
 - 1. The petitioner needs to justify this request before staff can provide a recommendation.
- iv. Will the fences be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department)?

24. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, “Battery Uses” are permitted within the M-2 General Manufacturing District. “Battery Uses” are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

- y. The petitioner’s plans do not indicate that battery uses, or storage, is proposed for the development. Please verify if battery uses or storage is planned for the proposed data center campus.
- z. If so, staff will require the following:
 - i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.
 - ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (See comment #31 Recommended Operational Conditions)
 - iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-

rated enclosure and must have an automatic sprinkler system and detection system.

25. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

aa. The petitioner has submitted exterior building renderings featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance.

i. **Staff recommends the petitioner provide architectural building elevation plans indicating proposed building materials and dimensions.**

bb. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance on the long blank expanses of the side facades.**

cc. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement (Deviation #11).**

i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the side facades and improve overall aesthetics.**

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

26. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

dd. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

27. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

ee. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but refer to previous comments under #17.**

ff. **Staff defers to the City Engineer regarding the realignment of E. Beecher Road.**

28. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations but does propose ground-mounted entry way signage on Corneils Road, Eldamain Road, and Galena Road.

gg. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

hh. Single-tenant monument signs may have a maximum sign area of 32 square feet and a maximum height of 8 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 48 square feet and a maximum height of 12 feet.

ii. Multi-tenant signs are permitted a maximum sign area of 32 square feet and a maximum height of 10 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 64 square feet and a maximum height of 14 feet.

i. **See comments under #32 Comprehensive Plan and #33 Development Offsets entryway and placemaking elements.**

29. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Eldamain Road or Corneils Road with internal building numbering/identification?**

30. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

jj. **How tall do you anticipate the light standards will be for the data center campus?**

i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

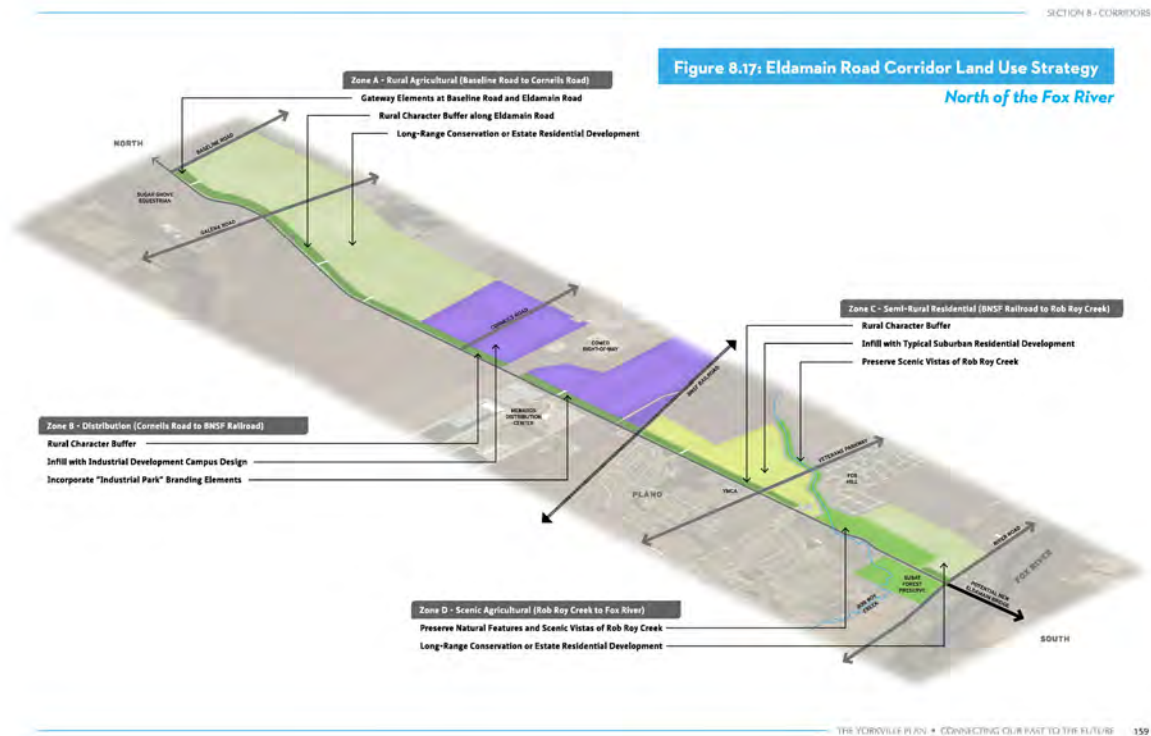
31. **RECOMMENDED OPERATIONAL CONDITIONS** – The following is a list of operational conditions recommended by staff to be included in the Planned Unit Development for all future data center campus developments, aimed at addressing resident concerns and maintaining quality of life:

kk. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

- i. A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits
 - ii. A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.
 - iii. Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.
 - ll. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:
 - i. Only between the hours of 11am-5pm on weekdays and non-holidays.
 - mm. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:
 - i. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
 - ii. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.
 - iii. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
 - iv. Must work with KenCom emergency managers to be part of text or siren alert systems.
 - nn. **Building Code Standards** – The following building code standards shall apply:
 - i. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
 - ii. Compliance with the National Fire Protection Association (NFPA) 855.
32. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Steel as “Estate/Conservation Residential (ECR)”. The “Estate/Conservation Residential (ECR)” is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing.
- oo. The current future land use designation reflects a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. While the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”
 - pp. Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would

like to note the following recommendations from the Comprehensive Plan related to the subject property:

- i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as “Zone B – Distribution (Corneils Road to BNSF Railroad)” meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50’ to 100’ buffer to maintain the zone’s semi-rural visual character.



33. **DEVELOPMENT OFFSETS** - As part of the City’s efforts to balance the scale and impact of the proposed 540-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City’s identity, donating land and funding the development of a regional public park, community investment within the City’s downtown, and dedicating land to the local fire protection district for a future facility to address increased service demands as described below:

qq. **Entryway/Gateway Signs**

- i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of one (1) Gateway Element/Entryway Monument Signs located at the southeast corner of Galena Road/Eldamain.**

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 “Placemaking.” The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

rr. **Parks & Recreation**

- i. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 “Provision of a Regional Park.” The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

ss. **Utility Infrastructure**

- i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements.**

tt. **Utility & Property Taxes**

- i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates.**

uu. **Community Investment**

- i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #33. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner’s investment will help accelerate these outcomes for the broader community.**

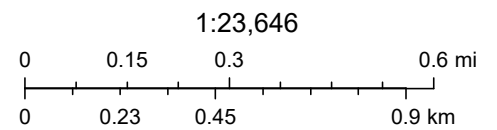
vv. **Bristol Kendall Fire District**

- i. **Staff requests the petitioner purchase and donate (or provide cash in lieu of) a minimum of five (5) acres for a future fire station with potential locations at the following at the discretion of the fire protection district:**
 1. **Site #1 the unplanned ~8-acre parcel located at the NEC of Corneils and Future Beecher Road**
 2. **Site #2 within the ~84-acre area of “future development” on the eastside of the Proposed Beecher Road.**

Eldamain Road Recapture Benefitted Parcels



6/26/2024, 1:45:10 PM



Nearmap, Map data from OpenStreetMap



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: March 24, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: List Project Name: Project Steel Data Center - Prologis
List Applicant Name:
List Project Manager:
List Project Number: PZC 2025-08

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: X Yes No

**Signage must meet MUTCD Standards

**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended Yes X No

School Zone Special Signage Yes X No

Special Speed Zone Signage Requested Yes X No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? X Yes No

Comment #1: **Proper construction routes should be identified. Secondary roadways such as Corneils should not be used. Signage would be requested.**

Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**

Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.

All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels

Roadway



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Do you have intersection Concerns? ☒ Yes ☐ No

Comments: **We do have intersection concerns with the private driveways coming out onto Galena Roadway. This roadway is well traveled with higher speed limits (55mph). Proper signage is being requested.**

Entrance/Exits match up with adjacent driveways? ☐ Yes ☒ No

Total Entrance/Exits for development? **3 – Galena Road**

Are vehicle entrance/exits safe? ☒ Yes ☐ No

Are warning signs for cross traffic requested? ☒ Yes ☐ No

Comments: **Direct entrances/exits to Galena Road should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? ☒ Yes ☐ No

If yes, will police & Fire and Access? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Security

Will security cameras be in use? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ☐ Yes ☐ No



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns ☒ Yes ☐ No

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations



Yorkville Police Department Memorandum

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4340

Fax: 630-553-1141

Comments: Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

From: [Tim Evans](#)
To: [Krysti Barksdale-Noble](#)
Cc: [Scott Sleezer](#)
Subject: Data Centers - P&R Land Cash Requests
Date: Friday, March 14, 2025 7:24:38 AM

Hello Krysti,

I know we have had some minor discussion about Data Center and P&R Land Cash requests, but just to put something in writing, the following would be P&R staff initial requests:

1. Land Cash, so that the City is able to purchase land and develop parks sites somewhere else in the City.
2. If possible, new trails:
 - a. Trail along Beecher from Rt34 to Galena
 - b. Trail along Eldamain from Rt 34 to Baseline
 - c. Trail along Baseline from Ashe/Eldamain to Rt47
 - d. Trail along Corneils from Eldamain to Rt 47
 - e. Trail along Faxon from Beecher to Alen Dale Ln

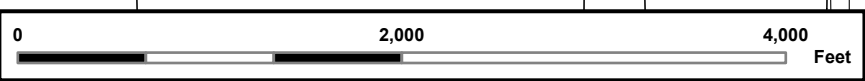
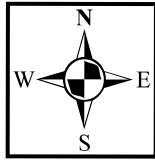
Thank You,

Timothy V. Evans, CPRP
Director of Parks and Recreation
United City of Yorkville Parks and Recreation Department
630-553-4357 / tevans@yorkville.il.us
Like the Yorkville Parks and Recreation Department at:
<https://www.facebook.com/YorkvilleParksandRec/>
Register for classes at:
www.yorkvilleparksandrecreation.com



City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)





**PROPOSED 10'
SHARED-USE PATH**

ELDAMAIN

W. BEECHER

GALENA

E. BEECHER

N-BRIDGE

**Project Steel
557 ac**

**PROPOSED 10'
SHARED-USE PATH**

CORNEILS

Proposed Shared-Use Path

Project Steel Development



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700 / www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
(630) 553-4350
<http://www.yorkville.il.us>

NO.	DATE	REVISIONS

DATE:	MAY 2025
PROJECT NO.:	Y02508
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	Y02451_PROJECT STEEL PATH EXHIBIT

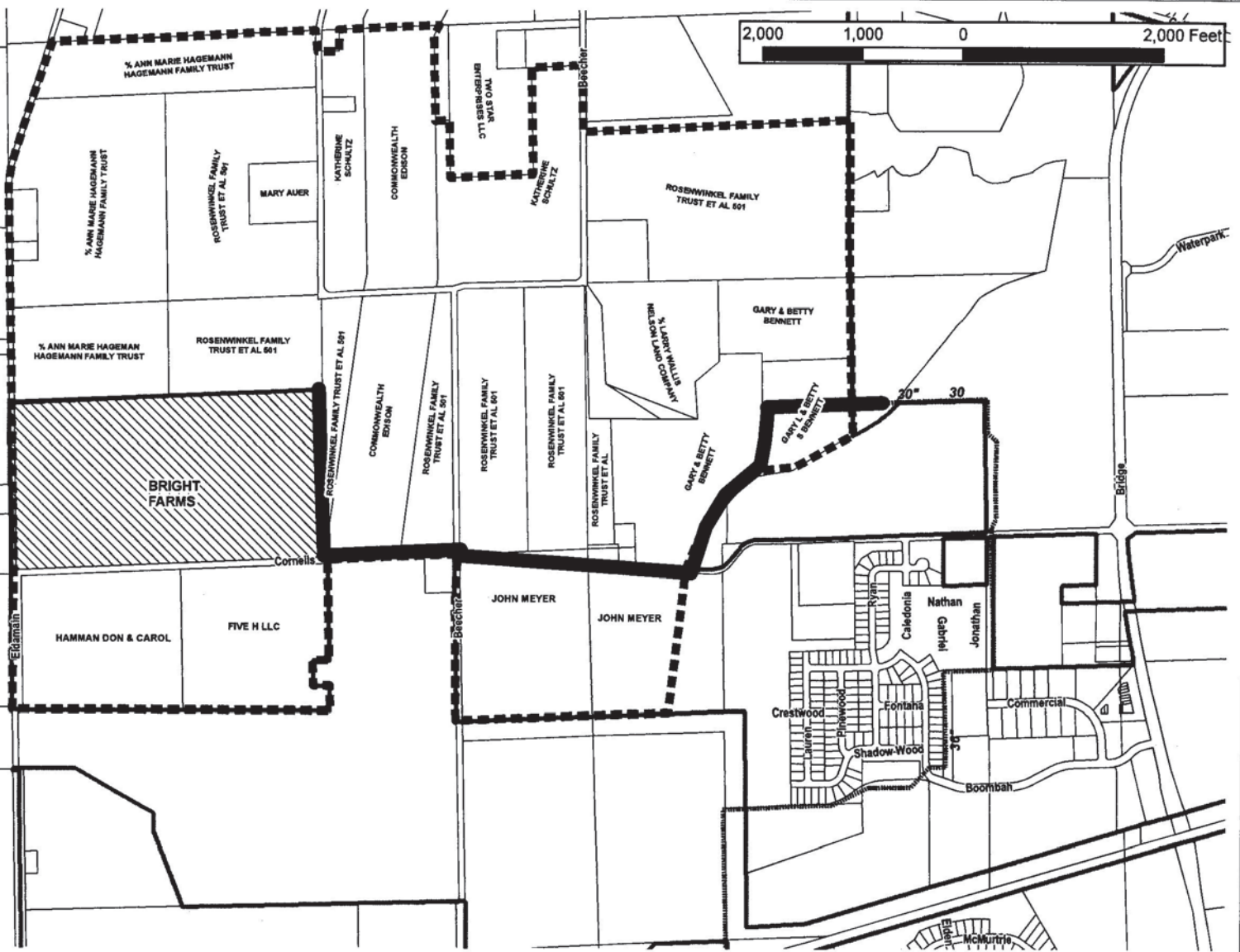
PROJECT STEEL

**EXHIBIT XX
PROPOSED PATH LOCATIONS**



Legend

-  PROPOSED SANITARY SEWER
-  EXISTING SANITARY SEWER
-  SERVICE AREA
-  YORKVILLE LIMITS



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
12 Windsor Road
Sugar Grove, Illinois 60054
(630) 866-0700 / www.eeinc.com

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60550
(630) 553-4350
<http://www.yorkville.il.us>

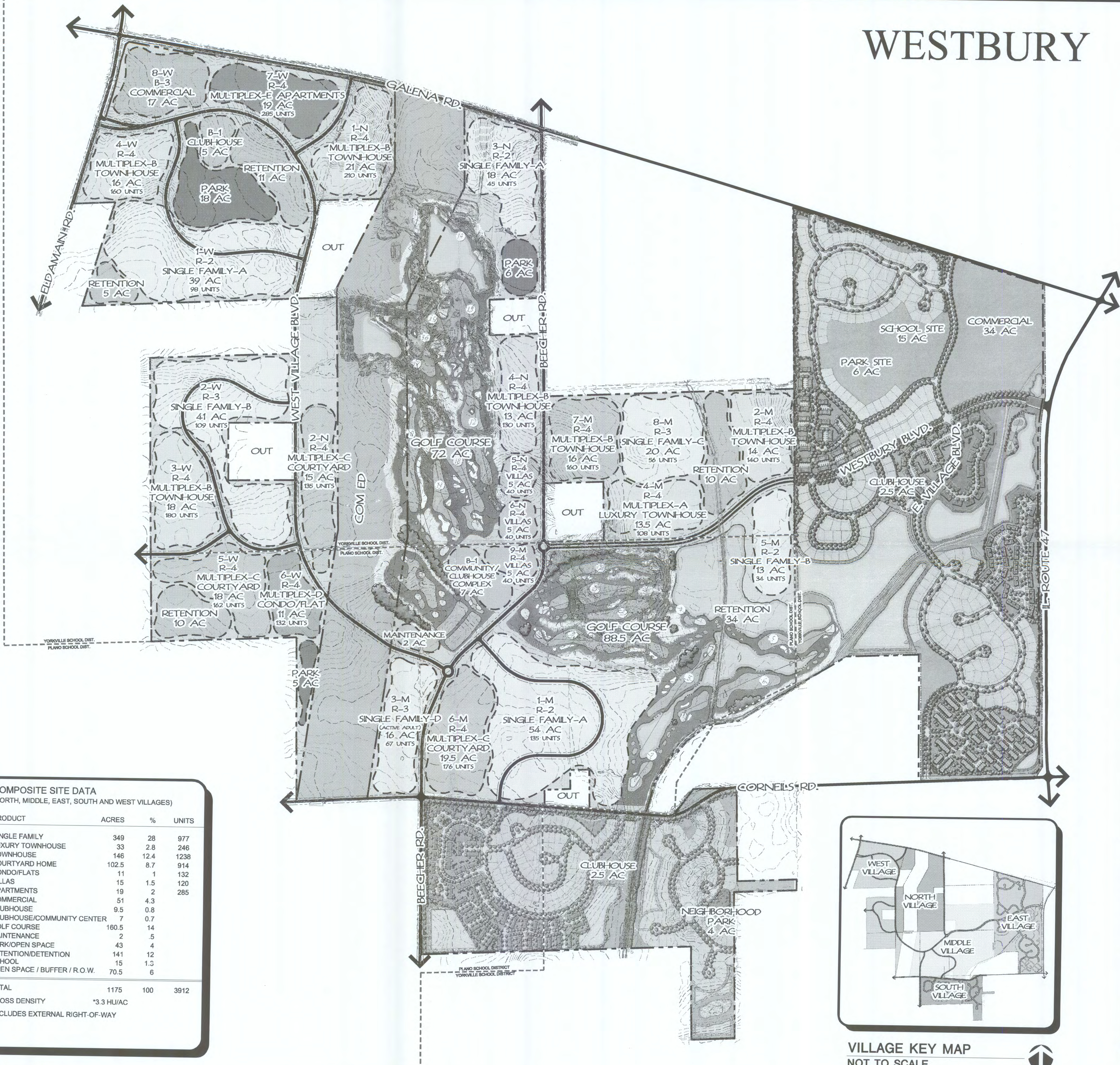
NO.	DATE	REVISIONS

DATE:	FEBRUARY 2002
PROJECT NO.:	YC0118
PATH:	H:\PUBLIC\YORKVILLE\REV
FILE:	2002 Yorkville - Bridge & Road Overlay.dwg

CORNEILS ROAD
INTERCEPTOR SEWER
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

EXHIBIT A
PROJECT SERVICE AREA

WESTBURY



NORTH VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-N	TOWNHOUSE	21
2-N	COURTYARD HOME	15
3-N	SINGLE FAMILY (90X150)	18
4-N	TOWNHOUSE	13
5-N	VILLAS	5
6-N	VILLAS	5
	GOLF COURSE	72
	RETENTION/DETENTION (GOLF)	0
	PARK/OPEN SPACE	6
	EXTERNAL ROW*	4
	WESTBURY BOULEVARD	5
TOTAL		164
*INCLUDES GALENA & BEECHER		

MIDDLE VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-M	SINGLE FAMILY (90X150)	54
2-M	TOWNHOUSE	14
3-M	SINGLE FAMILY (65X125)	16
	(ACTIVE ADULT)	
4-M	LUXURY TOWNHOUSE	13.5
5-M	SINGLE FAMILY (80X150)	13
6-M	COURTYARD HOME	19.5
7-M	TOWNHOUSE	16
8-M	SINGLE FAMILY (70X150)	20
9-M	VILLAS	5
	GOLF COURSE	88.5
	GOLF MAINTENANCE	2
	COMMUNITY CLUBHOUSE	7
	RETENTION/DETENTION	44
	EXTERNAL ROW*	5.5
	WESTBURY BOULEVARD	10
	OPEN SPACE / BUFFER / R.O.W.	2
TOTAL		330
*INCLUDES BEECHER		

WEST VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-W	SINGLE FAMILY (90X150)	39
2-W	SINGLE FAMILY (80X150)	41
3-W	TOWNHOUSE	18
4-W	TOWNHOUSE	16
5-W	COURTYARD HOME	18
6-W	CONDO/FLATS	11
7-W	APARTMENTS	19
8-W	COMMERCIAL	17
	CLUBHOUSE	5
	RETENTION/DETENTION	26
	PARK/OPEN SPACE	23
	EXTERNAL ROW*	2
	WESTBURY BOULEVARD	9
	OPEN SPACE / BUFFER / R.O.W.	6
TOTAL		250
*INCLUDES GALENA & ELDAMAIN		

COMPOSITE SITE DATA (NORTH, MIDDLE, WEST VILLAGES)

PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	201	27	544
LUXURY TOWNHOUSE	13.5	1.8	108
TOWNHOUSE	98	13.2	980
COURTYARD HOME	52.5	7.1	473
CONDO/FLATS	11	1.5	132
VILLAS	15	2.0	120
APARTMENTS	19	2.6	285
COMMERCIAL	17	2.3	
NEIGHBORHOOD CLUBHOUSE	5	0.7	
CLUBHOUSE/COMMUNITY CENTER	7	0.9	
GOLF COURSE	160.5	21.6	
MAINTENANCE	2	0.3	
PARK/OPEN SPACE	29	3.9	
RETENTION/DETENTION	70	9.4	
EXTERNAL ROW	11.5	1.5	
WESTBURY BLVD	24	3.2	
OPEN SPACE / BUFFER / R.O.W.	8	1.0	
TOTAL		744	2642
GROSS DENSITY		*3.6 HU/AC	
*INCLUDES EXTERNAL RIGHT-OF-WAY			

COMPOSITE SITE DATA (NORTH, MIDDLE, EAST, SOUTH AND WEST VILLAGES)

PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	349	28	977
LUXURY TOWNHOUSE	33	2.8	246
TOWNHOUSE	146	12.4	1238
COURTYARD HOME	102.5	8.7	914
CONDO/FLATS	11	1	132
VILLAS	15	1.5	120
APARTMENTS	19	2	285
COMMERCIAL	51	4.3	
CLUBHOUSE	9.5	0.8	
CLUBHOUSE/COMMUNITY CENTER	7	0.7	
GOLF COURSE	160.5	14	
MAINTENANCE	2	5	
PARK/OPEN SPACE	43	4	
RETENTION/DETENTION	141	12	
SCHOOL	15	1.3	
OPEN SPACE / BUFFER / R.O.W.	70.5	6	
TOTAL		1175	3912
GROSS DENSITY		*3.3 HU/AC	
*INCLUDES EXTERNAL RIGHT-OF-WAY			

VILLAGE KEY MAP
NOT TO SCALE

**NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-07**

NOTICE IS HEREBY GIVEN THAT Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The subject property consists of seven (7) parcels totaling approximately 305 acres and is generally located northwest of IL Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development.

The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District. The intent is to develop a high-tech data center campus, featuring eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins.

Requested deviations from the Yorkville Unified Development Ordinance (UDO) pertain to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements.

The subject property is generally located east of Eldamain Road between Cornells Road on the south and Galena Road on the north.

The legal description is as follows:

PROPOSED CONSOLIDATED PARCEL A

Being a part of Section 7 and the South 1/2 of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows: Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 581.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.2 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.3 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7.

Course No.4 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;

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

Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a 3/4" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7.

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

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

Course No.9 Thence North 00°52'32" West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8" rebar with cap "LANGAN ENG." at a point along the North line of the Northeast Quarter of said Section 7.

Course No.10 Thence North 00°52'32" West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8" rebar with cap "LANGAN ENG.";

Course No.11 Thence North 25°58'37" East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8" rebar with cap "LANGAN ENG." at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L. Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;

Course No.12 Thence South 87°59'38" West along said Konicek LLC land passing through a found 1" iron pipe at a distance of 1.92 feet and a found 1" iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;

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

Course No.14 Thence North 80°37'24" West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

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

Course No.15 Thence South 08°36'02" West a distance of 63.15 to a point;

Course No.16 Thence North 80°37'24" West a distance of 691.60 to a point;

Course No.17 Thence South 57°39'02" West a distance of 45.32 to a point;

Course No.18 Thence South 16°42'03" West a distance of 172.08 to a point of curvature;

Course No.19 Thence with a curve deflecting to the right an arc length of 386.30 feet, having a radius of 2914.79 feet, a delta of 07°37'58", a chord bearing of South 12°48'52" West, and a chord length of 388.01 feet;

Course No.20 Thence South 16°32'25" West a distance of 267.93 to a point;

Course No.21 Thence North 73°22'09" West a distance of 53.45 to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.22 Thence South 16°32'25" West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

Course No.23 Thence South 17°00'48" West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408165 of the Kendall County records;

Course No.24 Thence North 87°15'26" East along said Schleining Land, a distance of 443.00 feet to a found 1/2" rebar;

Course No.25 Thence South 17°00'48" West along said Schleining Land, a distance of 1149.27 feet to a set 5/8" rebar with cap "LANGAN ENG." along the South line of said Section 6;

Course No.26 Thence North 87°15'26" East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300.6404 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations on March, 2025.

Proposed Consolidated Parcel B

That Part of the West 1/2 of Section 8 and the East 1/2 of Section 7 all in Township 37 North, Range 7 East of the Third Principal Meridian, being located in Kendall County and State of Illinois bounded and described as follows:

Beginning at a 1" Iron Pipe found being the Center of said Section 8, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described; Course No. 1 Thence South 87°34'35" West along the South line of the Northwest Quarter of said Section 7, a distance of 2029.07 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Southeast corner of Kendall County parcel 02-08-100-005 now or formerly owned by George & Anne Marie Ostreko, as recorded in Document No. 84000193 of the Kendall County records;

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

Course No.3 Thence South 07°45'53" West along said Ostreko land, a distance of 625.76 feet to a set 5/8" rebar with cap "LANGAN ENG." in the West line of said Northwest Quarter of Section 8, said point also being the Northwest Corner of said Kendall County parcel 02-08-100-005;

Course No.4 Thence South 00°51'47" East along said West line, a distance of 620.14 feet to a 3/4" Iron Pipe found at the Southwest Corner of said Northwest Quarter of Section 8, said point also being the Southwest Corner of said Kendall County parcel 02-08-100-005;

Course No.5 Thence North 87°34'35" East along the South line of said Northwest Quarter of Section 8, a distance of 14.00 feet to the Northeast corner of Kendall County parcel 02-08-300-014 now or formerly owned by Larry A. Wallis & Charles Van Thompson, from which point a 3/4" Iron Pipe lies 0.15 East and 0.15 North;

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

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

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

Course No.9 Thence South 01°43'16" East along a West line of said Wallis & Thompson Land, a distance of 280.71 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, August 13, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published. **The Planning and Zoning Commission serves as a recommending body, with the final decision to approve or deny this request made by the City Council.**

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing. **For more project information, please scan the QR code below.**

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois:



JORI BEHLAND
City Clerk

From: [Bart Olson](#)
To: [REDACTED]
Cc: [Jori Behland](#); [Krysti Barksdale-Noble](#)
Subject: RE: Written Comment for May 6th 2025 meeting
Date: Thursday, March 27, 2025 3:44:47 PM

Hello Elizabeth,

Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).

4) what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us

-----Original Message-----

From: Jori Behland <jBehland@yorkville.il.us>

Sent: Tuesday, March 25, 2025 2:08 PM

To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>

Cc: Monica Cisija <mcisija@yorkville.il.us>

Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560

630-553-8567 (Direct)

630-553-4350 (City Hall)

jbehland@yorkville.il.us [https://linkprotect.cudasvc.com/url?](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fink.edgepilot.com%2fs%2f90f88701%2fJ0i56l0OmEK1-rdMPdND0w%3fu%3dhttp%3a%2f%2fwww.yorkville.il.us%2f&c=E,1,yL9DHRPWxs76XqHTZd2w-13H_lhAaZwo5KEKXh5hRWBBCgsPHLIPlf6yLpUteCmrmD0VEc4IbbinIwxY2Y3X-VDpnX2WVragfVpYGNIUV6sk8Kb0KlJmNw,,&typo=1)

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-----Original Message-----

From: Elizabeth Fotopoulos

Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
“Economic development committee: project cardinal data center”

My questions for the committee are

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?

-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

Thank you,
Elizabeth

Sent from my iPhone