Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: July 16, 2025
Subject: **PZC 2025-08 – Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus & On-Site Substation/Switchyard Development

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REQUEST SUMMARY:

The petitioner, Pioneer Development, LLC, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total, planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. There are three (3) phases of development anticipated, with full campus buildout expected within 10 years.

In response to feedback from residents and Economic Development Committee members on the Project Cardinal Data Center site plan, the petitioner has made several revisions to address key concerns. These include the addition of an undulating 8-foot-tall, landscaped berm to enhance buffering, the removal of site access from Ashe Road to help preserve its rural character—while still committing to roadway and intersection improvements—updated building elevations with enhanced architectural treatments, particularly for those visible from nearby residences, and the submission of a preliminary noise study to address sound-related concerns. The City's sound engineering consultant has reviewed the updated study and confirmed that, with the use of non-tonal chillers and appropriate sound mitigation measures, the project can comply with the City's noise ordinance under the current site layout. Although residents suggested modifying the phasing sequence to a "middle-out" approach, the developer has stated that the construction phasing is driven by ComEd's power allocation schedule, which necessitates a west-to-east buildout.

ANNEATION & PUD AGREEMENT REQUESTS:

A public hearing was held by the City Council on June 10, 2025, to consider the petitioner's request for approval of an annexation agreement. The attached draft agreement between the United City of Yorkville and Pioneer Development, LLC outlines the terms for annexing approximately 305 acres into the City for the development of a data center campus. Upon closing, the property will be zoned M-2 General Manufacturing with a Special Use for a Planned Unit Development (PUD), as described in the accompanying PUD Agreement. The agreement has a 20-year term and allows the City to rezone the property in year 19 if it remains undeveloped, with the Developer waiving the right to oppose such action. It becomes effective upon the Developer's acquisition of the property and formal notice to the City.

The attached draft Planned Unit Development (PUD) Agreement details the provisions, relief, and obligations of the data center developer and the City regarding the future construction of the subject property such as: installing landscape buffers, continuous noise monitoring, and an emergency operations plan, while separate agreements will address utility, roadway, and fee obligations. The agreement becomes effective upon the developer's acquisition of the property and runs with the land for all successors and assigns. However, if construction does not begin within three years of the PUD Agreement's effective date, the land use plan and associated entitlements shall become null and void.

REZONING, PUD & PRELIMINARY PUD PLAN REQUEST:

The Planning and Zoning Commission held a public hearing regarding the proposed Rezoning, special use for Planned Unit Development (PUD), and Preliminary PUD Plan for the subject property on July 9, 2025. The commission made the following actions on the motions below:

1. *Rezoning*
   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.

   Action Item:
   Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye
   5 ayes; 0 no

2. *Special Use for Planned Unit Development*
   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.

   Action Item:
   Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye
   5 ayes; 0 no

3. *Preliminary PUD Plan*
   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 O^2 and dated 06/20/2025.

   Action Item:
   Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye
   5 ayes; 0 no

Attachments:

1. Draft PUD Approving Ordinance
2. Draft PUD Agreement
3. Draft Annexation Approving Ordinance
4. Draft Annexation Agreement
5. Draft Rezoning Ordinance
6. Draft Annexing Ordinance
7. Plat of Annexation prepared by EEI dated June 4, 2025
8. Copy of Petitioner's Application Package dated March 14, 2025
9. Updated Applications dated March 21, 2025, and May 31, 2025
10. Preliminary PUD Site Plan dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2

11. Exterior Elevations dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
12. Photometric Plan dated 7/1/25 prepared by PG Enlighten
13. Landscape Plan dated 07/02/2025 submitted by Pioneer Development and prepared by Burns McDonnell
14. Traffic Methodology Memo, as submitted by Pioneer Development on May 30, 2025, and prepared by Burns McDonnell
15. Preliminary Drainage Memo dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
16. Wetland Delineation Report for Project Cardinal dated May 23, 2025 and prepared by Burns McDonnell
17. Security Fencing Details dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
18. Preliminary Sound Study dated July 1, 2025 and prepared by Burns McDonnell
19. Updated Preliminary Sound Study dated July 9, 2025 and prepared by Burns McDonnell
20. Plan Council Response Letter submitted by Pioneer Development
21. EEI Review Letter to the City dated July 8, 2025, June 16, 2025 and April 4, 2025.
22. Project Cardinal Floodplain Exhibit dated March 2025 and prepared by EEI, Inc.
23. Soundscape Engineering Review Memos dated April 7, 2025, April 21, 2025, and July 8, 2025
24. Plan Council Packet Materials 04-10-2025
25. Data Center Development Map - Overall
26. Project Cardinal Road Improvements- ROW Dedication Exhibit prepared by EEI updated May 2025
27. Project Cardinal Shared Path Exhibit prepared by EEI updated May 2025
28. Public Hearing Notice Affidavit
29. Email from Elizabeth Fotopoulos dated March 25, 2025
30. Email from Lawrence Wickter dated July 7, 2025

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH PIONEER DEVELOPMENT, LLC
(Project Cardinal)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, Pioneer Development, LLC, an Illinois limited liability company ("Developer"), submitted a proposal to the City to develop approximately 1,037 acres of land located west of North Bridge Street (Illinois State Route 47), east of Ashe Road, and directly south of East Baseline Road (the "Development Site") upon which the Developer intends to develop a secured data center campus (the "Project"); and

WHEREAS, as part of their proposal, Developer submitted an application to the City for a special use planned unit development for the Development Site which the City has found to be complete and consistent with the City's purpose and intent of the planned unit development regulations and policies for residential development within the City; and

WHEREAS, in order to establish the specific development standards, regulations, limitations and conditions regarding the construction of the Project, the City and Developer have negotiated a Planned Unit Development Agreement (the "PUD Agreement") substantially in the form attached hereto, setting forth all development regulations and conditions for the construction and operation of the Project; and

WHEREAS, the City and Developer have reviewed the PUD Agreement, as attached, and are prepared to proceed with the Project in accordance with the standards and the requirements for its construction and operation as set forth therein; and

WHEREAS, the City is prepared to approve the PUD Agreement, as herein provided, as it believes that the construction of the Project shall bring desirable economic growth to the area and benefit the City and its residents; and

WHEREAS, an existing Planned Unit Development, Westhaven (the "Westhaven PUD"), exists on the Development Site, and is not due to expire until September 27, 2025; and

WHEREAS, the Westhaven PUD remains vacant and undeveloped, and shall be effectively repealed by the approval of the PUD Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. All of the Preambles set forth above are incorporated herein as if restated.

Section 2. The Westhaven Planned Unit Development, approved by Ordinance No. 2006-132 on October 24, 2006, is hereby repealed in its entirety.

Section 3. Planned Unit Development Agreement By and Between the United City of Yorkville and Pioneer Development, LLC is hereby approved substantially in the form attached hereto and made a part hereof.

Section 4. The Mayor and City Clerk are hereby authorized to executed said Agreement and the City Administrator, City Engineer and City Attorney are hereby authorized to finalize the terms and take any action required to implement said Agreement.

Section 5. This Ordinance shall be in full force and effect after its passage, publication and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUS*TY CORNEILS*	_____	*RUSTY HYETT*	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

Planned Unit Development
Agreement By and Between The
United City of Yorkville and
Pioneer Development, LLC
(Project Cardinal)

This Planned Unit Development Agreement by and between the United City of Yorkville, Kendall County, Illinois and Pioneer Development, LLC, a limited liability company of the State of Illinois is entered into this ____ day of _____, 2025.

Article 1. Preambles

1.1 The United City of Yorkville, Kendall County, Illinois (the *"City"*) is a duly organized and validly existing non-home rule municipality pursuant to the 1970 Constitution of the State of Illinois and the laws of the State.

1.2 The Project. Pioneer Development, LLC, a limited liability company of the State of Illinois (the *"Developer"*) is the contract purchaser of a combined 1,037 acres located west of North Bridge Street (Illinois State Route 47), east of Ashe Road, and directly south of East Baseline Road, identified as parcel numbers 02-05-300-003, 02-04-300-032, 02-04-300-024, 02-05-400-021, 02-09-100-031, 02-09-100-030, 02-04-100-015, 02-05-200-007, 02-06-100-022, 02-06-200-002, 02-05-400-022, 02-05-200-006, 02-04-100-016, 02-06-400-008, 02-06-200-003, 02-05-100-003, 02-05-100-005, 02-05-400-009, 02-04-300-018, 02-04-300-017, 02-06-400-001, 02-05-200-004, 02-05-200-001 (collectively the *"Subject Property"*) upon which the Developer intends to develop a secured data center campus (the "*Project*"). The Project is generally depicted on the site plan attached hereto as Exhibit A (the "*Site Plan*") and consists of fourteen buildings, two onsite electrical substation, a utility switchyard, and associated stormwater basins, to be constructed in phases over a period of approximately ten (10) years.

1.3 Zoning. The Subject Property is zoned M-2 General Manufacturing District. A data center and electrical substations are permitted "Energy Industrial Uses" in the M-2 District.

1.4 The Planned Unit Development. Under the City's Unified Development Ordinance (*"UDO"*), any development encompassing four (4) or more acres shall be approved as a planned unit development. The Developer has submitted an application for a special use planned unit development for the Project (the "Application"). The Application includes thirteen (13) proposed variations which may be allowed under the UDO if (i) such deviations are compatible with surrounding development, and (ii) such deviations are justified through the provision of tangible benefits to the City. The City has reviewed the Application and found it to be complete and consistent with the purpose and intent of the planned unit development regulations. The Project requires the extension of a watermain and sanitary sewer service to the Subject Property thereby benefiting future development within the City and the Project is compatible with the surrounding agricultural and industrial uses.

1.5 Entitlements Defined. For purposes of this Agreement, "**Entitlements**" means all zoning rights, special use approvals, waivers, deviations, and development permissions granted under this Agreement for the Subject Property.

Article 2. Development Standards

2.1 PUD Approval. The City has reviewed the Developer's Application and found it to be complete. The Project is consistent with the purpose and intent of the planned unit development regulations; facilitating a unified development that is consistent with the City's plans and policies for industrial development around the Eldamain Road corridor. The Project includes the construction of regional utility improvements that provide tangible benefits to the City, along with the construction of roadways adjacent to the Subject Property, consistent with the City's Comprehensive Plan, thereby providing necessary justification for the modifications to standards as required under the UDO. The Project meets the standards for the approval of a special use, the additional standards of review for a planned unit development, and the standards for approval of variations under the planned unit development. The City hereby approves a special use for a planned unit development with specified variations for the Subject Property as generally depicted on the Site Plan, subject to the terms more specifically herein set forth. The final PUD and PUD Agreement, and all ancillary and related agreements and ordinances shall expire if construction of the Project is not begun within three (3) years of the Effective Date of this PUD Agreement. Construction of the Project is understood to mean the physical alteration of the landscape of the Subject Property in preparation for the construction of structures, as depicted on a final site plan, on the Subject Property. Upon commencement of construction of the Project within three years of the Effective Date of this PUD Agreement, all entitlements, deviations, and standards in this PUD are fully vested and protected from amendments and changes to City ordinances, codes, or regulations for a period of twenty (20) years from the Effective Date. Upon expiration of this vesting period, all such entitlements, deviations, and standards shall remain in full force and effect, continuing indefinitely, subject only to amendment or revocation as expressly provided in Article 5 of this Agreement. No loss of rights, sunset, or reversion shall occur due to inactivity, delayed build-out, or passage of time provided that build out commences with such twenty (20) year period. These entitlements, deviations, and standards explicitly run with the land and bind all successors and assigns.

2.2 Energy Industrial Uses. A data center is classified as an "Energy Industrial Use" pursuant to Table 10-3-12(B) of the UDO. Section 10-4-10 of the UDO is reserved for additional regulations applicable to Energy Industrial Uses. No new or amended standards, code provisions, or special regulations for Energy Industrial Uses shall apply to the Subject Property during the twenty (20) year vested term from the Effective Date of this Agreement , unless Developer agrees in writing or to the extent required by state or federal law.

The Developer is strictly prohibited from generating or storing nuclear energy within the City. Nothing in this provision shall prohibit the Developer from purchasing or using electricity generated at a facility located outside the City.

2.3 Terms for Construction. The Developer has advised the City of its intent to construct the Project over a period of approximately ten (10) years and has submitted a preliminary phasing plan to the City, attached hereto as Exhibit B (the "*Phasing Plan*"). The City hereby approves the Phasing Plan. Developer's reimbursement of the City for design engineering and construction costs associated with the public utility improvements necessary to facilitate the Development of the Subject Property, shall be addressed pursuant to the separate agreements referenced in Section 4.2. The Phasing Plan's estimated ten (10)-year build-out schedule is advisory only and non-binding. Developer may accelerate or delay phases without penalty, amendment to this Agreement, or additional City approval. Subject to City Council Approval, the Phasing Plan may be modified or reordered only as required due to a change in Commonwealth Edison's power allocation, or other events out of Developer's control, rendering the initially approved Phasing Plan impossible. Said City Council approval shall not be unreasonably withheld.

Developer may accelerate or slow phases at its sole discretion, without penalty or loss of any rights. There shall be no deadlines, penalties, loss of rights, or other consequences if the actual schedule or order of phases differs from these estimates.

2.4 Building Setbacks. The Developer has requested and the City hereby approves modification of required building setbacks as established by the UDO for the Subject Property. Setbacks shall apply only to the perimeter of the Subject Property with Galena Road being deemed the "front yard", Bridge Street and Ashe Road being deemed the "side yard", Baseline Road being deemed the "rear yard". The front yard setback shall be twenty-five (25) feet from the existing Galena Road right-of-way. The rear yard setback shall be twenty-five (25) feet from the Baseline Road right-of-way. The side yard setback, measured to the Bridge Street and Ashe Road rights-of-way, respectively, shall be twenty (20) feet. In anticipation of possible resubdivision of the Subject Property into individual lots, the City agrees to a zero (0) lot line for all structures to be platted within the interior of the Subject Property. Moreover, the City hereby agrees that lots within the PUD shall not be required to abut a public street. The building setbacks established in this paragraph shall apply exclusively to buildings. Fences, signage, drive aisles, parking spaces, and other improvements to the Subject Property are expressly permitted within the defined setbacks. All data center buildings shall be at least five hundred feet (500') from the nearest residential or commercial structure outside the boundaries of the Subject Property. The five hundred (500) foot building separation required by this section shall be measured from existing, occupied, residential or commercial buildings as of the date of PUD approval. The building separation requirement does not apply to future construction, unoccupied structures, sheds, barns, or temporary buildings. No new building separation obligations will be imposed due to construction, conversion, or change of use of adjacent properties after the PUD approval date.

2.5 Parking Requirements. Pursuant to the City's UDO, 0.3 parking spaces are required per 1000 square feet net floor space for industrial developments. Developer estimates the average building size on the Subject Property will be approximately 1,878,142 square feet, requiring

approximately 505 parking spaces per building. The City hereby grants Developer's request to set the minimum required parking at 0.2 parking spaces for 1000 square feet (which formula shall equate to approximately 375 parking spaces per building under the Developer's current site plan). Each building shall require no more than 0.2 parking spaces per 1000 square feet of net floor space. Section 10-5-1K-1 of the UDO requires Developer to install a minimum of 104 electric vehicle charging stations ("EV Stations"). Developer requests a waiver from the requirements of the UDO that Developer install at least 104 EV Stations. The City agrees to waive the minimum EV Station requirement, provided the Developer pay a fee-in-lieu for each EV Station that developer chooses not to build.. Any fee-in-lieu for EV charging stations shall be set at a fixed amount per station in a separately executed agreement, and shall not exceed a maximum total cap agreed by Developer and City prior to issuance of the building permit. The City shall have no authority to increase parking or EV charging requirements on the Project, as depicted in the approved Site Plan. in the future. Notwithstanding the foregoing, the City shall have the right to increase parking or EV charging requirements in the event Developer alters or expands the Project. All reviews for parking and EV charging plans that conform to these requirements shall be administrative only, not subject to council or commission review.

2.6 Access to the Subject Property. Subject to the results of a traffic study to be conducted by the Developer and approval from outside agencies (where required), the City Engineer has approved and the City hereby agrees to the Developer's proposal for the construction of certain points of access to the Subject Property, as generally depicted on the Site Plan. The Project shall be developed with private roads or private drive aisles which may be secured to restrict access into/through the Subject Property. The City hereby waives requirements for vehicular cross access in light of the private roads and secured nature of the campus as depicted on the Site Plan. Where access is gated or otherwise restricted, Developer shall work with emergency service providers to ensure access via a knox box or such other means as may be agreed upon between the parties. The number and location of access points to the Subject Property may be adjusted by Developer, subject to City approval and approval of the authority having jurisdiction over the roadway and consistent with applicable engineering standards and public safety requirements. Security gatehouses, guard booths, and surveillance infrastructure shall be expressly permitted at access points, including within setback areas, for campus security purposes.

2.7 Pedestrian Circulation. The City's UDO requires connections between off-street parking, on-site pedestrian circulation systems, and existing and future planned trails. The Project shall incorporate walkways between parking areas and building entrances within the Subject Property. The City hereby waives any requirement with respect to public access or external pedestrian connections in light of the private roads and secured nature of the campus as depicted on the Site Plan. The City requests, and Developer agrees to design, construct and provide exclusive easements for a ten foot (10') wide shared use path on the outer perimeter of the Subject Property, along Ashe Road between Galena Road and Baseline Road, along Baseline Road from Ashe Road to Bridge Street, along Bridge Street between Baseline Road and Galena Road, and along Galena

Road from Ashe Road to Bridge Street, said easements illustrated on the Proposed Path Locations map, attached hereto as Exhibit C. Developer's obligation under this section is limited to designing and constructing the shared use path, and granting the City an exclusive easement for the shared-use path. The City shall be responsible for all maintenance of the shared use path once it has been dedicated to the City.

2.8 Off Street Loading. No more than one (1) loading space shall be required per building.

2.9 Traffic Management. Developer agrees to provide the City with a traffic management plan, including a communication strategy and on-site point of contact, for controlling traffic during all phases of construction. Developer further agrees to provide the City with a traffic study. Any construction traffic along roads controlled by Kendall County or the State of Illinois shall require the cooperation of the relevant authority having jurisdiction over the road.

2.10 Landscaping. The City's UDO establishes standards for landscape improvements for the Project. In light of the secured nature of the campus, the Parties have agreed to emphasize external Transition Zone plantings in lieu of other planting requirements internal to the Subject Property. Developer shall comply with Section 10-5-3-C, Building Foundation Landscape Zone, and Section 10-5-3-D Parking Area Perimeter Landscape Zone requirements. Along Bridge, Ashe, Baseline and Galena roadway frontages, the Developer shall install a 100' wide Transition Zone Type D landscape buffer, including an 8-foot-tall berm, as generally depicted on the Landscape Plan attached hereto as Exhibit D (the "*Landscape Plan*"). The City hereby waives all other landscape requirements under Section 10-5-3 of the Code. Berms and transition zone landscaping required by this section shall only be provided at the locations expressly shown on the approved plan. No additional berms or landscape requirements shall be imposed unless Developer agrees in writing. Developer may add berms or increase berm size at its sole discretion.

2.11 Mechanical Screening and Fencing. Whenever possible, mechanical equipment shall be placed on the side of buildings furthest away from residential structures. All major mechanical equipment shall be fully enclosed or screened by solid barriers. Any mechanical equipment approved to be installed on a rooftop shall be enclosed by sound-dampening materials.

Notwithstanding the foregoing, the Parties acknowledge and agree that the Project is subject to the requirements of the City's Noise Ordinance, Title 4, Chapter 4 of the City Code, as may be amended from time to time. As a condition to the issuance of a Building Permit for each building, the Developer shall submit to the City a detailed site plan illustrating the placement of all mechanical equipment and an initial noise study, both of which shall be reviewed by City Council and a third-party sound engineer hired by the City. The noise study shall evaluate the proposed mechanical equipment for each building and model sound levels as regulated by the Noise Ordinance. The City shall issue a Building Permit if the sound study demonstrates the project will comply with the Noise Ordinance, and the Developer agrees to install any sound attenuation measures as identified as necessary to meet that standard. Minor modifications to approved mechanical equipment placement that do not increase projected noise levels beyond ordinance limits may be approved by the Community Development Director without further city council

review. Minor modifications shall mean any modification in the placement of mechanical equipment that keeps the equipment in the same general location as originally approved. Any modifications of the mechanical equipment that would move equipment to a different side of a building than originally proposed, or move equipment from the ground to the roof or from the roof to the ground (substantial modifications) shall require the approval of City Council.

Developer is permitted to install a ten foot (10') tall powder coated black steel security fence around the Subject Property, including typical security features such as controlled entry gates and anti-climb measures permitted by applicable laws. While chain-link and barbed wire fencing is strictly prohibited along the perimeter of the Subject Property, chain-link and barbed wire fencing within the interior of the Subject Property shall be permitted.

2.12 Lots; Street Design. The City hereby waives the requirement in Section 10-7-2 of the UDO that all lots shall front or abut on a public street. The City also waives the street design standards set forth in Section 10-7-3 of the UDO. Said waivers are granted in consideration of the security contemplated for the Project and the restricted nature of access internal to the Subject Property. Due to the restricted nature of access to the Project, the City reserves the right to issue a single site address for the Subject Property off Galena Road. The waivers of public street frontage and street design standards granted in this section are permanent and shall apply to all future plats, subdivisions, phases, and development on the Subject Property. These waivers may not be revoked or modified without the Developer's written consent, and shall run with the land for the benefit of all successors and assigns.

2.13 Appearance Standards. The Project is located adjacent to a main arterial thoroughfare at the City's northern boundary. Therefore, the Project serves as the first development members of the public see as they enter the City when driving south down Bridge Street. Given the location of the Project, Developer shall follow the requirements of Section 10-5-8-c-4b.(2) of the UDO requiring recesses, projections, windows, and other ornamental/architectural features. The Developer has submitted prototype building elevations for the Project, a copy of which is attached hereto as Exhibit E (the "*Building Elevations*"). The Building Elevations are representative of architectural design and building materials to be utilized for the Project but are not intended to be an exact depiction of any building that may be constructed as part of the Project. The Developer shall provide updated elevations with any application for final plat or at such time as Developer submits for a Building Permit, as may be applicable. The City shall approve updated elevations which are consistent with the quality and character of the Building Elevations. Any updated building elevations that are consistent in quality, character, and height with Exhibit E shall be approved administratively, with no further council or commission review for reduction in height required.

2.14 Building Height. The maximum building height for the Project is seventy-eight (78) feet, inclusive of any rooftop mechanical equipment, provided the Developer furnishes the City with a sound study certifying that rooftop placement of mechanical equipment is best and most

appropriate placement for noise mitigation. Absent such a sound study, the maximum building height for the Project shall be fifty-six and a half (56.5) feet to the top of the building structure, and seventy (70) feet to the top of rooftop equipment.

2.15 Signage. Developer may install wall and monument signs as permitted under Section 10-6 of the UDO.

2.16 Lighting. The Developer agrees to submit to the City for its approval a photometric plan along with manufacturer's cut sheets of the proposed lighting standards to be installed within the parking area of the Subject Property. The photometric plan shall be provided with any application for final plat or at such time as Developer submits for a Building Permit, as may be applicable. The Project shall be required to comply with applicable outdoor lighting standards pursuant to Section 10-5-7 of the UDO. Developer's obligation under this section is satisfied by submitting a preliminary photometric plan for one building at PUD approval. Full, detailed photometric plans shall be provided only with permit applications for each building or phase. All reviews and approvals of conforming photometric plans shall be subject to the City's building permit approval process.

2.17 Battery Storage.

(a) Developer covenants that all primary power used for the data center campus on the Subject Property will be delivered from the Commonwealth Edison power grid. The proposed data center campus will not utilize battery energy storage systems as a primary or continuous source of power for normal operations. Notwithstanding anything herein, standard uninterruptible power supply (UPS) battery systems, lithium-ion or other backup battery systems located within data halls or serving server racks, switchgear, or critical infrastructure shall be permitted at all times. Nothing in this section shall prohibit the installation or use of batteries or battery systems in connection with data center operations.

(b) Battery uses and storage systems, other than UPS battery systems, lithium-ion or other backup battery systems located within data halls or serving server racks, switchgear, or critical infrastructure, shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the Bristol-Kendall Fire Protection District for firefighting efforts. These uses shall also be subject to the following additional safety requirements:

Developer shall prepare and maintain a fire safety and evacuation plan that shall be approved by the Bristol-Kendall Fire Protection District and the Yorkville Police Department 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.

Developer is required to install a fire detection and alarm system for both indoor and outdoor areas where batteries shall be stored. The method of fire detection must either an air-aspirating system or a radiant- energy sensing system. Developer shall install a sprinkler system for indoor rooms where batteries are stored, and must ensure said

rooms are separated from the remainder of the occupancy by two-hour barriers. Any structure where batteries are stored must provide a two-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

Article 3. Developer Obligations

3.1 Permits. The Developer covenants and agrees to obtain all required permits for the development of the Project and to construct all improvements in accordance with applicable City ordinances and all permits as issued. The Developer further agrees to obtain all approvals and permits from any other governmental units or agencies as may be required in connection with the construction and operation of the Project.

3.2 Engineering and Roadway Reconstruction. Under the UDO, the Developer is responsible for reconstructing and making certain intersection improvements along the frontage of the Subject Property (the "Road Improvements"). In lieu of Developer completing the design and physical construction of said Road Improvements, the City has agreed to design and construct the Road Improvements subject to Developer's payment of all costs incurred by the City.
All road, utility, and infrastructure improvements required in connection with the Subject Property, and any allocation of costs to Developer, shall be addressed exclusively in a future, separately negotiated and executed development or utility infrastructure agreement between the Parties. No obligation for construction of improvements or for payment of related costs shall arise under this PUD Agreement until such a separate agreement is executed by all parties. Any deadlines, cost estimates, or exhibits referenced herein are for planning purposes only and are not binding.
Galena Road is under the jurisdiction of Kendall County. Developer shall secure a permit from Kendall County for the construction of necessary road improvements along Galena Road. Said road improvements to be permitted by Kendall County shall be constructed pursuant to the schedule required by Kendall County. The City anticipates that Kendall County will require a traffic impact study to permit access to the Subject Property off Galena Road. In the event that a traffic impact study is required, Developer shall provide the City a courtesy copy of the study and any revisions to the study.

3.3 East Beecher Road Dedication Offset. Any payment in lieu of extending East Beecher Road shall be set forth only in a future, separately negotiated agreement, supported by detailed cost backup, prorated by phase or building permit, and offset against other impact fees or taxes. No payment obligation arises under this PUD Agreement until such an agreement is fully executed.

3.4 Noise Studies and Noise Monitoring. At the onset of each phase of construction, Developer shall install continuous noise monitoring devices recommended by a sound engineer chosen by the City, at discreet locations chosen by the City's sound engineers. A preliminary noise monitoring report shall be prepared and submitted to the City within sixty (60) days after each building housing data center equipment on Subject Property is operational. The noise monitoring devices shall be maintained throughout the life of the Project, and the City shall have continuous access to the data they produce. If, at any time, noise levels on the Subject Property exceed those

permitted by the City's noise ordinance, the Developer shall investigate the source of the noise and identify and implement one or more means to mitigate the noise that is resulting in the noise ordinance violation.

The Developer shall be required to submit an initial noise study that shall include: (i) baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances; (ii) and noise source data for the cooling equipment can be based on generic or manufacturer-provided data. The purpose of the initial study is to refine the site layout and cooling scheme as needed to meet the City's noise ordinance.

The Developer shall be required to submit a final noise study that shall include: (i) noise source data for the specific equipment planned for the project based on actual sound level measurements of that specific equipment, made in accordance with nationally recognized standards and not on interpolated, extrapolated, or otherwise calculated sound levels; and (ii) a mitigation plan to ensure that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances, which includes the penalty for tonal equipment.

3.5 Water Usage. All obligations, certifications, or penalties relating to Developer's water usage shall be addressed exclusively in a future, separately negotiated Utility Agreement between Developer and the City. No obligations or penalties for water usage shall arise under this PUD Agreement.

3.6 Dedications. The Developer shall grant to the City certain right-of-way dedications, along all perimeter roads surrounding the Subject Property, pursuant to the map of right-of-way dedications illustrated in Exhibit H, ROW Dedications. Developer's right-of-way dedication obligations are limited solely to the locations and areas shown on Exhibit H. No additional dedications shall be required unless Developer agrees in writing.

3.7 Maintain Improvements in Good and Clean Condition. The Developer shall maintain the Subject Property in reasonably good and clean condition at all times during the development by the Developer, which shall include promptly removing all mud, dirt, and debris that is deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of the Developer and repair any damage to any public property that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, the Developer.

3.8 No Liability for City Review. Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development of the Project or use of any portion of the Subject Property or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and

shall not, in any way be deemed to insure Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

3.9 Cooperation with other Units of Local Government. The proposed Project affects various jurisdictions outside the City of Yorkville, including Kendall County and the Yorkville-Bristol Sanitary District. Developer understands that successful completion of the Project will require the cooperation of other Units of Local Government and could have a detrimental impact on of these other units of local government. To that effect, Developer shall enter into a separate Agreement with the Yorkville-Bristol Sanitary District for upgrades to the Sanitary District's wastewater treatment facilities and sanitary sewer infrastructure and with Kendall County regarding necessary improvements to Galena Road along the frontage of the Subject Property. No obligation for upgrades, improvements, or cost participation with other agencies shall arise under this PUD Agreement. Any such obligations shall only arise if and when a separate, mutually negotiated agreement is fully executed.

3.10 Emergency Operations Plan. Developer shall prepare a plan for emergency situations, including the Developer's plan and procedures for responding to, managing, and recovering from emergencies and disasters (an "Emergency Operations Plan"). The Emergency Operations Plan shall include the Developer's plans for sharing information, and coordinating emergency responses, with emergency response agencies, including, but not limited to, the Bristol-Kendall Fire Protection District and the Yorkville Police Department. The Emergency Operations Plan shall be submitted to the City prior to initial occupancy of the first building.

3.11 Operational Testing. From time to time, Developer will need to test certain operational components of the Data Center, such as generators. Developer agrees to only conduct such operational testing during the hours of 11:00 a.m. to 5:00 p.m., Monday through Friday, and not on any Holidays ("Holiday" shall be defined as any date that has been designated a state holiday by the State of Illinois).

3.12 Development Offsets.
Any obligation to pay development offsets, impact fees, or similar charges shall be addressed exclusively in a future, separately negotiated agreement, with all amounts and terms to be determined based on actual project scope and costs. No such payment obligations arise under this PUD Agreement.

3.13 Hold Harmless and Indemnification. Developer shall hold harmless the City, and all of its elected, appointed officials, and employees (collectively the "City Parties") from any and all third-party claims that may be asserted against the City Parties in connection with (i) the City's review and approval of any plans or improvements, (ii) the City's issuance of any approval, permit or certificate, or (iii) Developer's development, construction, maintenance, or use of the Subject Property. Developer's obligation to indemnify or hold harmless the City Parties shall not apply to claims resulting from the City's own negligence, willful misconduct, or breach of this Agreement, nor to any claim asserted by the City Parties themselves.

3.14 Casualty and Rebuilding Rights. If any structure or improvement on the Subject Property is damaged or destroyed by casualty or natural disaster, Developer or subsequent owner has the explicit right to rebuild or repair such structure or improvement to its original permitted size, height, density, and use without requiring further zoning approvals or public hearings. The City shall promptly issue all necessary permits to facilitate rebuilding consistent with originally approved plans, subject only to compliance with applicable building codes. The PUD entitlements and vested protections shall fully apply to all rebuilt structures.

Article 4. City Obligations

4.1 Challenges. In the event of any challenge to the City's annexation or zoning of the Subject Property, the City agrees that, in cooperation with the Developer, the City shall undertake such process as is necessary and appropriate to correct any deficiency associated with the annexation or zoning of the Subject Property. In such event, the City agrees that the Parties shall not be required to await adjudication of any such challenge, but that the Parties should proactively undertake such process as is necessary to reapprove the annexation and zoning on terms consistent with the approvals set forth herein.

4.2 City Assistance. The City agrees to cooperate and provide any reasonable assistance requested by Developer in applying for and obtaining any and all approvals or permits necessary for the development of the Subject Property as long as the Developer reimburses whatever costs and expenses the City incurs in providing assistance. The City will cooperate with Developer's specified vendors to assert applicable tax exemptions relating to purchase of materials to be incorporated into the public improvements, consistent with the Illinois Department of Revenue Regulations, the Retailers' Occupation Tax and with all requirements of law (including providing the City's form tax exempt letter as may be required).

The City's issuance of any Building Permits shall be contingent upon the Developer entering into the following separate agreements with the City related to the Project and the Subject Property: a Development Agreement, and a Utility Infrastructure Agreement. Such assistance, including the execution of the separate agreements listed above, shall not be unreasonably withheld, conditioned, or delayed by the City, and shall not be conditioned upon Developer entering into any agreement or obligation not expressly required by this PUD Agreement. Such agreements shall be required only as a condition to the issuance of permits for the relevant phases, and shall not affect the vesting or effectiveness of this PUD Agreement.

4.3 UDO Freeze. For the term of this Agreement, no amendment to the Unified Development Ordinance or any City code, ordinance, or regulation shall apply to the Subject Property if it imposes more stringent or additional requirements, unless Developer agrees in writing or required

by state or federal law. All rights and standards granted by this PUD are vested and frozen for the full term. After expiration of this Agreement, the Subject Property shall continue to be governed by the underlying M-2 zoning, together with all special use approvals, entitlements, variations, and standards explicitly granted by this PUD, unless amended pursuant to applicable law with Developer's consent or as otherwise explicitly provided in Article 5..

4.4 Equal Treatment. The City acknowledges Developer's substantial up-front investment in the Subject Property and agrees that, while generally applicable permit fees and building codes are not frozen, the City shall not impose, adopt, or enforce any new fee, requirement, or regulation after the Effective Date other than those agreed to in a Development Agreement or Utility Infrastructure Agreement between the Developer and the City. . These protections shall apply for the full term of this Agreement, and nothing herein overrides the broader UDO freeze or vesting protections provided in this Agreement.

4.5 Certificate of Occupancy. The City shall issue a certificate of occupancy for each building constructed on the Subject Property when the building is fully capable of being served by sanitary sewers, storm sewers, water main, public/private roads, natural gas (as may be applicable), and electric utilities, and is otherwise in conformance with City Codes and other applicable state laws, and all applicable fees have been paid. The City agrees to issue temporary or conditional occupancy permits in the event that weather conditions prohibit the installation of certain subdivision improvements such as sidewalks, private drive aisles, and required landscaping.

Article 5. Term

This Agreement shall remain in full force and effect for a period of twenty (20) years from the Effective Date, unless earlier terminated or amended by mutual written agreement of the Parties, or revoked for material breach as provided herein. No sunset, automatic expiration, or reverter shall occur based on build-out, inactivity, or the passage of time less than twenty (20) years. After expiration of this Agreement, the PUD and all rights granted herein shall remain permanently effective, running with the land, subject only to amendment or revocation pursuant to applicable law, after notice, a public hearing, and shall either for cause or with Developer's written consent.

Article 6. Notices

Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, returned receipt requested, at the address set forth below, or (c) by email transmission, when transmitted to email address set forth below, when actually received provided that any email transmission shall be accompanied by a delivery of a written notice via first class mail to the addresses below.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

	With a copy to:
Pioneer Development, LLC 30 N. Gould Street, #38989 Sheridan, Wyoming 82801 Attn: Matt McCarron	David J. Silverman Mahoney, Silverman & Cross, LLC 822 Infantry Drive, Suite 100 Joliet, Illinois 60435

Notices and communications to the City shall be addressed to and delivered at these addresses:

	With a copy to:
United City of Yorkville 651 Prairie Pointe Yorkville, Illinois 60560 Attn: City Administrator	Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. 1804 N. Naper Blvd., Ste. 350 Naperville, Illinois 60563 Attn: Attorney Kathleen Field Orr

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

Article 7. Mutual Understandings

7.1 Contingent Agreements. Any future development, utility, or infrastructure agreements required for the Project shall be separately negotiated and executed, and shall be required as a condition to issuance of permits or commencement of relevant project phases. Failure by Developer to enter into a separate Utility Agreement and Development Agreement shall be considered a material breach and cause for the City to terminate this Agreement under Section 7.3

7.2 Violations. In the event of a material breach of this Agreement, the Parties agree that the defaulting Party shall have thirty (30) days after notice of said breach to correct the same or diligently commence to cure said breach prior to the non-breaching Party's seeking of any remedy provided for herein. However, any breach by Developer reasonably determined by the City to involve health or safety issues may be the subject of immediate action by the City without notice of thirty (30) day delay. The failure of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. Written notice is required for any alleged breach. If cure

cannot reasonably be completed within thirty (30) days, the cure period shall be reasonably extended as long as diligent efforts are underway.

7.3 Enforcement: Remedies.
Termination of this Agreement, but not the PUD, is permitted only for a material breach that remains uncured after written notice specifying the breach and a thirty (30) day cure period, which shall be reasonably extended if cure cannot be completed within thirty (30) days and diligent efforts are underway. Minor or technical breaches shall not be grounds for termination. Remedies for breach are limited to specific performance, injunctive relief, or termination for a real, uncured material breach. Neither party shall be liable for monetary damages under this Agreement.

7.4 Amendments. This Agreement and the zoning applicable to the Subject Property may not be amended without the mutual consent of the Parties. Any amendment to the terms, covenants and agreements as set forth in this Planned Unit Development Agreement shall be in accordance with the provisions of Section 10-8-8G of the UDO which provides as follows:

G. **Amendments to Approved Planned Unit Development.**

1. **Determination of Level of Change**. Upon receiving a Planned Unit Development Amendment application, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in Section 10-8-8(G)(2) below.

2. **Major Amendment.** A major amendment is any proposed change to an approved Planned Unit Development that results in one or more of the following changes:

   a. More than a ten percent (10%) increase in the square footage of the buildings;

   b. Any structure greater than 100' in height;

   c. Except as other set forth above, any deviation from the site data standards set forth on the Site Plan.

   d. Any deviation from applicable provisions of the UDO;

3. **Minor Amendment.** A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in Section 10-8-8(G)(2).

4. **Approval Processes.**

a. **Major Amendment.** A major amendment to an approved Planned Unit Development shall follow the procedure set in Section 10-8-8(F) of the UDO.

b. **Minor Amendment.**

(I) Zoning Administrator Review. The minor amendment shall be reviewed and approved by the Zoning Administrator.

7.5 Governing Law. This Planned Unit Development Agreement and the terms, provisions, and conditions herein shall be governed by and construed and enforced in accordance with the laws of the State of Illinois and if enforced by judicial proceedings, the parties agree that such proceedings shall be conducted in the Circuit Court of Kendall County, Illinois.

7.6 Counterparts. This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

7.7 Force Majeure. In the event the performance of any covenant to be performed hereunder by a Party is delayed for causes which are beyond the reasonable control of the Party responsible for such performance (which causes shall include, but not be limited to, acts of God; inclement weather conditions; global pandemic; strikes; material shortages; lockouts; the revocation, suspension, or inability to secure any necessary governmental permit, other than a City license or permit; and any similar case), the time for such performance shall be extended by the amount of time of such delay. Force majeure shall also include supply chain disruptions, delays or inability to obtain equipment or materials, utility or power grid shortages or delays, and governmental or regulatory actions, inactions, or delays (including those of the City) affecting approvals, permits, or operations. All deadlines, performance obligations, and cure periods under this Agreement shall be automatically extended for the duration of any force majeure event.

7.8 Successor and Assigns. This Agreement shall inure to the benefit of, and be valid and binding upon, the Parties and their successors and assigns for the term of the Agreement. It is understood and agreed by the Parties hereto that in the event any part of the Subject Property is sold or conveyed at any time during the term of this Agreement, all unaccrued obligations and responsibilities of the prior title holder to said part of the Subject Property conveyed shall be released and be assumed by such purchaser of the part of the Subject Property conveyed, and the prior title holder shall be fully released from all unaccrued obligations which relate thereto. Notwithstanding the foregoing, the City shall not be required to release any Surety until the successor owner has posted replacement Surety for the improvement obligations being assumed by said successor owner, which Surety shall be in a form and amount acceptable to the City. In the event that part of the Subject Property is to be conveyed, the respective owners may enter into an agreement parsing respective obligations under this Agreement between the respective owners and the City shall not unreasonably withhold its consent to any such agreement. Developer may

assign, subdivide, or transfer all or any portion of its interest in the Subject Property and this Agreement to any party, upon written notice to the City. City consent is not required for any such assignment, subdivision, or financing. Upon such transfer, the transferee assumes all obligations for the assigned portion and the transferor is released from further liability for such portion. This Agreement and all rights and obligations hereunder shall run with the land and bind all successors and assigns.

7.9 Severability. Should any provision of this Agreement or application thereof to any party or circumstance be held invalid, and such invalidity does not affect other provisions or applications of this Agreement which can be given effect without the invalid application or provision, then all remaining provisions shall remain in full force and effect.

7.10 Effective Date. Developer is contract purchaser of the Subject Property. To this end this Agreement shall become effective as of the date of the Developer's, or Developer's assignee's, acquisition of the Subject Property.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville

By: _____
Mayor

Date: _____, 2025

Attest:

By: _____

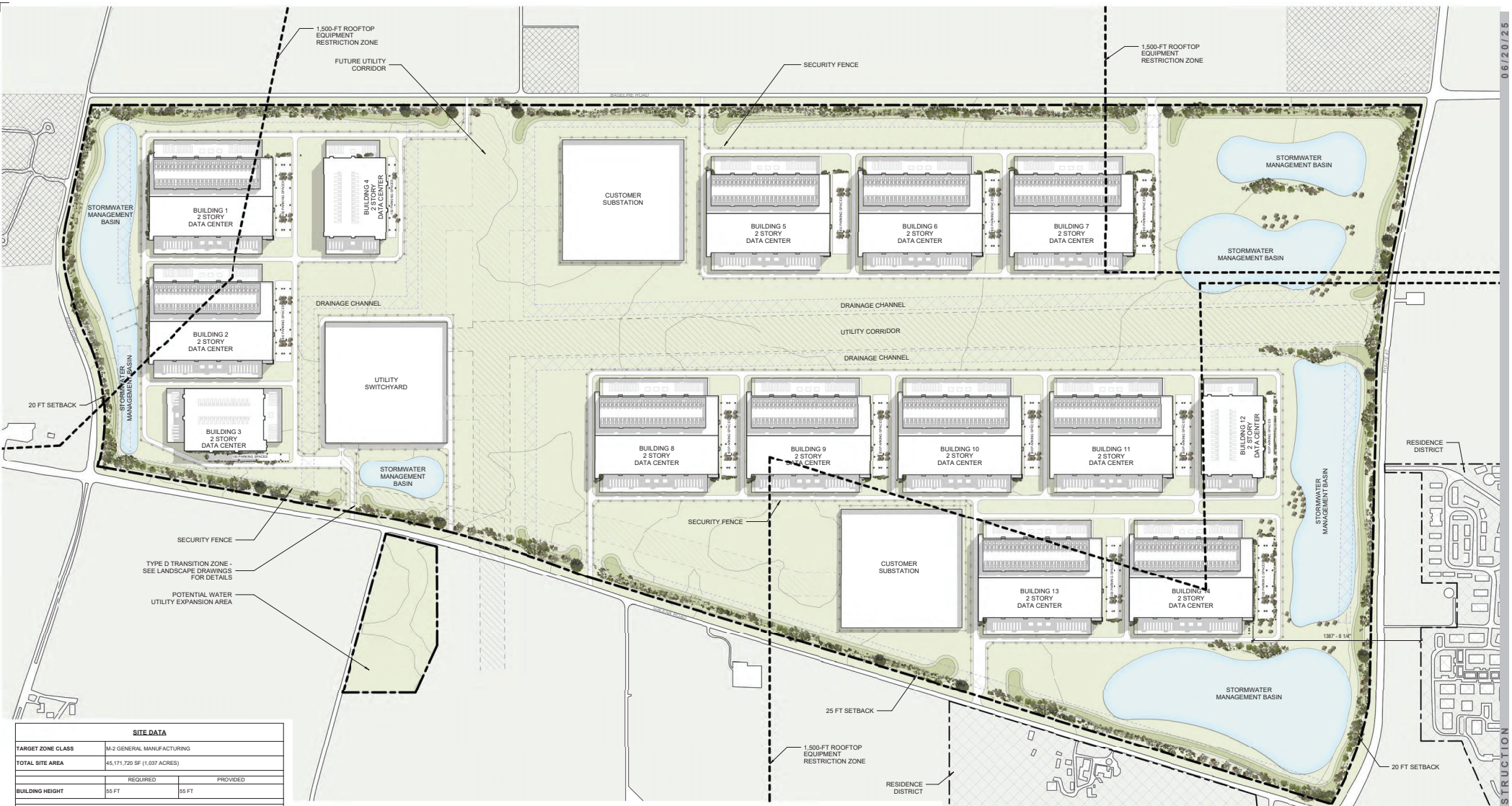
Pioneer Development, LLC

By: _____

Date: _____, 2025

EXHIBIT LIST

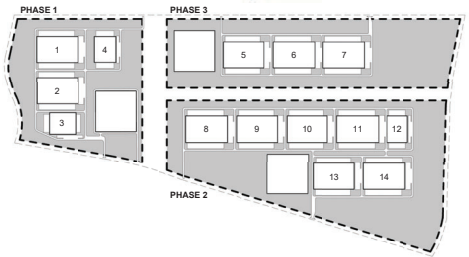
Exhibit A- Site Plan
Exhibit B- Phasing Plan
Exhibit C- Proposed Path Locations Map
Exhibit D- Landscape Plan
Exhibit E- Building Elevations
Exhibit F- Roadway Cross Section
Exhibit G- Road Improvement Cost Estimate
Exhibit H- ROW Dedications



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A



PROJECT CARDINAL

PLAN A-1

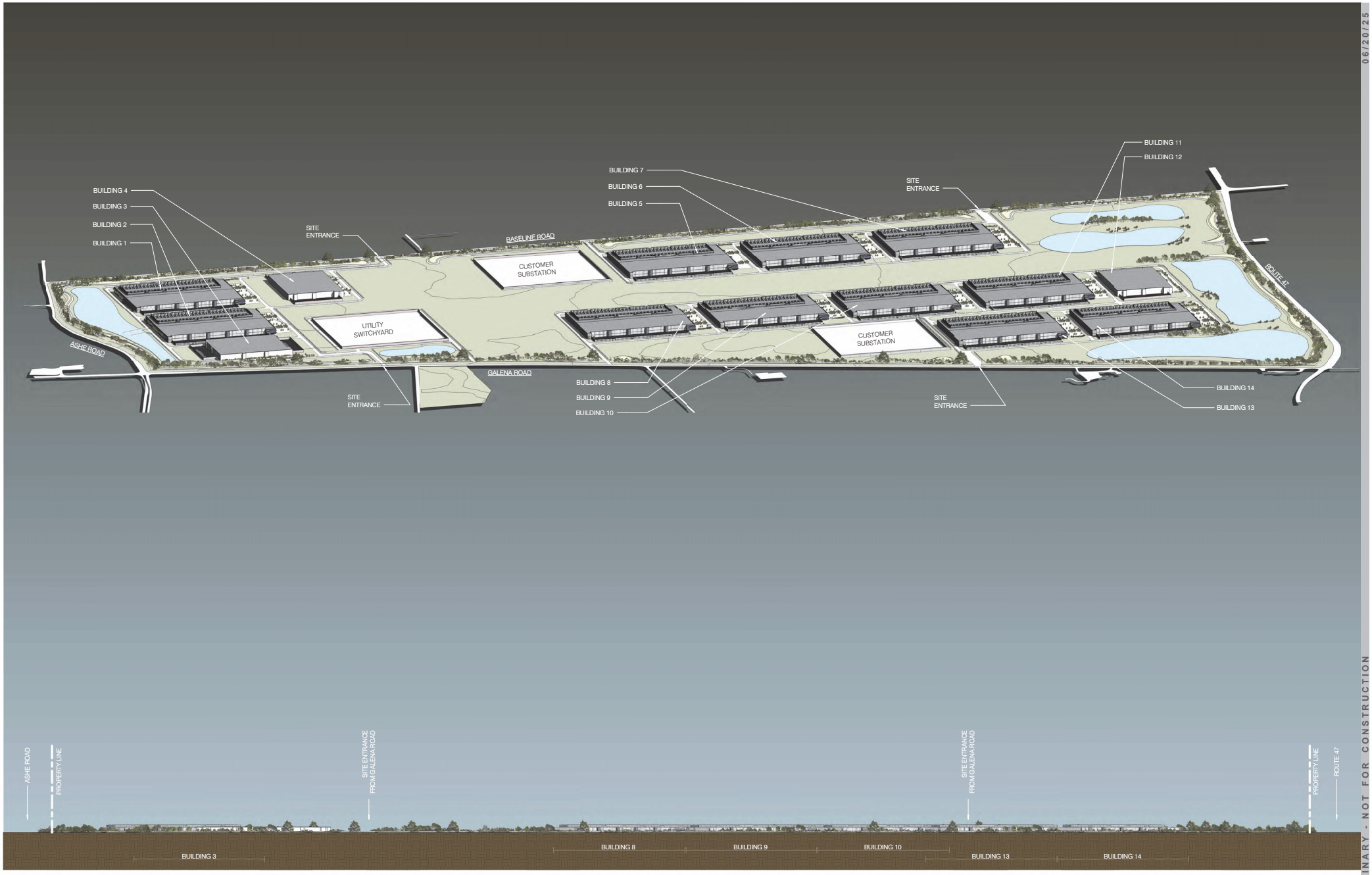
PRELIMINARY - NOT FOR CONSTRUCTION

06/20/25

PIONEER DEVELOPMENT

SITE PLAN

BURNS McDONNELL. Marquies Hoelzli Architecture



1 SOUTH SITE ELEVATION - FROM GALENA ROAD
SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-8

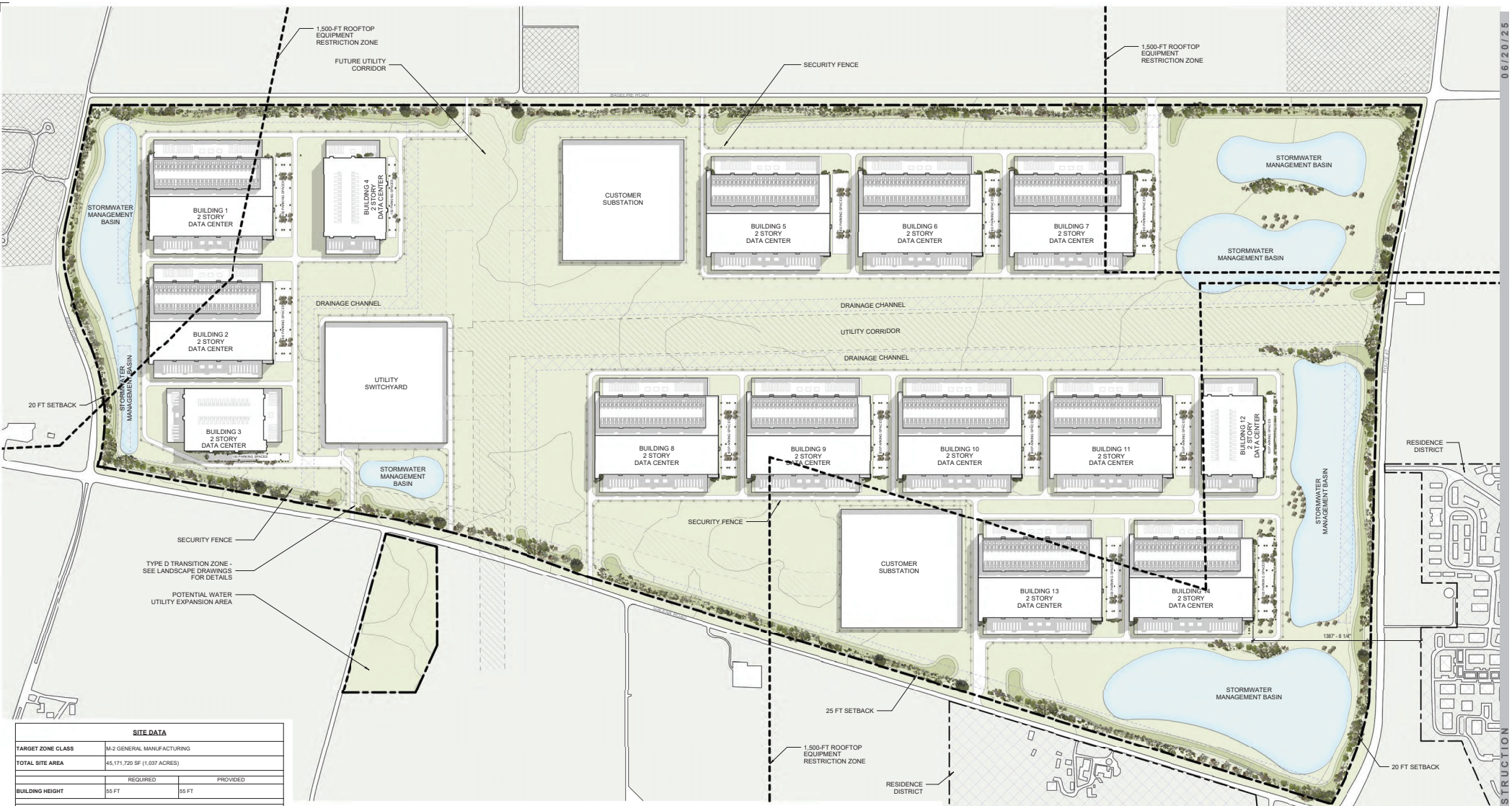
PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL. Marquies Hoelzli Architecture

06/20/25

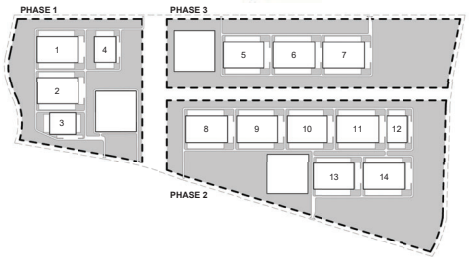
PRELIMINARY - NOT FOR CONSTRUCTION



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P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A



PROJECT CARDINAL

PLAN A-1

PRELIMINARY - NOT FOR CONSTRUCTION

06/20/25

PIONEER DEVELOPMENT

SITE PLAN

BURNS McDONNELL. Marquies Hoelzli Architecture

N
W E
S

0 2,000 4,000 Feet

PROPOSED 10' SHARED-USE PATH

BASELINE

ASHE

N. BRIDGE

JETER

ELDAMAIN

W. BEECHER

E. BEECHER

GALENA

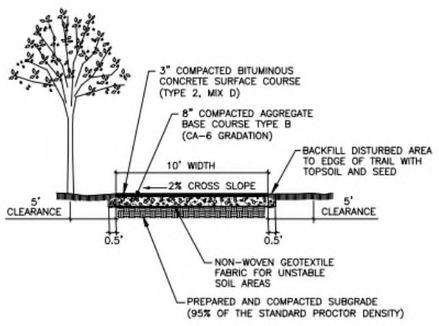
BERTRAM

Project Cardinal 1037 ac

Proposed Shared-Use Path

Project Cardinal Development

NOTE: THE PATH CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH IDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."



COPYRIGHT © 2025 ENGINEERING ENTERPRISES, INC.

UNITED CITY OF YORKVILLE

BITUMINOUS PATH DETAIL

Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-6700	SCALE: N.T.S.	FOLDER: YO-PV	DRAWING NUMBER: PA-01	DRAWN BY: KKP
	DATE: 2/3/15			REVISED: 5/1/25

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700 / www.eeiweb.con

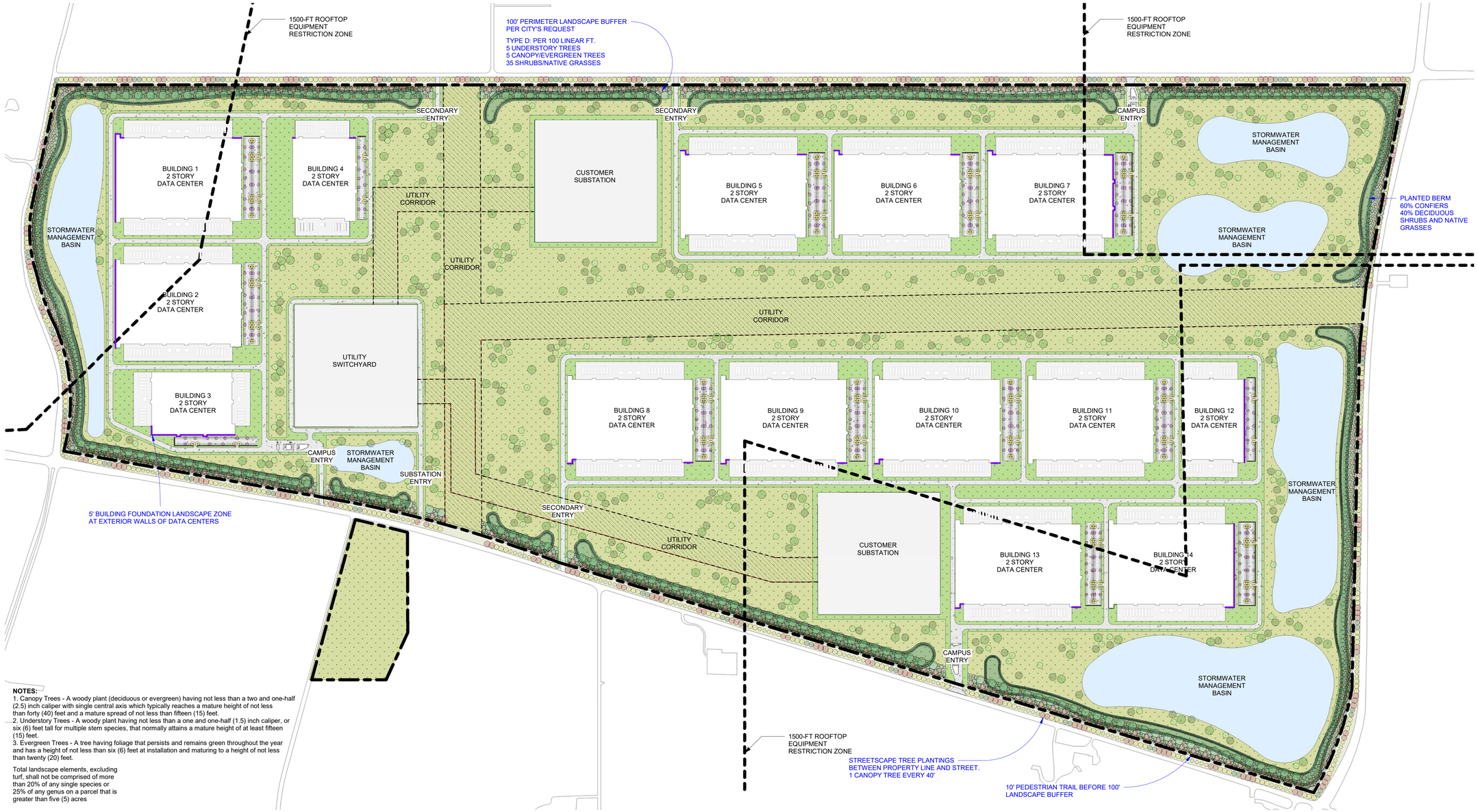
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: MAY 2025
PROJECT NO.: YO2451
PATH: H:/GIS/PUBLIC/YORKVILLE/2024/
FILE: YO2451_PROJECT CARDINAL ROADWAY EXHIBITS

PROJECT CARDINAL

EXHIBIT C
PROPOSED PATH LOCATIONS



NOTES:
1. Canopy Trees - A woody plant (deciduous or evergreen) having not less than a two and one-half (2.5) inch caliper with single central axis which typically reaches a mature height of not less than forty (40) feet and a mature spread of not less than fifteen (15) feet.
2. Understory Trees - A woody plant having not less than a one and one-half (1.5) inch caliper, or six (6) feet tall for multiple stem species, that normally attains a mature height of at least fifteen (15) feet.
3. Evergreen Trees - A tree having foliage that persists and remains green throughout the year and has a height of not less than six (6) feet at installation and maturing to a height of not less than twenty (20) feet.

Total landscape elements, excluding turf, shall not be comprised of more than 20% of any single species or 25% of any genus on a parcel that is greater than five (5) acres

1 CAMPUS PLAN
1" = 400'-0"

PLANT SCHEDULE - TREES

Common Name	Botanical Name	Count	Mature Height	Mature Width	Native Species	Root Type	Size
Coniferous Trees							
Eastern Red Cedar	Juniperus virginiana	459	30'	20'	Yes	B&B	6 FT.
Jack Pine	Pinus banksiana	80	50'	20'	Yes	B&B	6 FT.
Eastern White Pine	Pinus strobus	447	80'	35'	No	B&B	6 FT.
		986					
Deciduous Trees							
Downy Serviceberry	Amelanchier arborea	400	20'	25'	Yes	B&B	2 1/2" CAL.
Red Maple	Acer rubrum	285	60'	45'	Yes	B&B	2 1/2" CAL.
American Hornbeam	Carpinus caroliniana	287	30'	30'	Yes	B&B	2 1/2" CAL.
Eastern Redbud	Cercis canadensis	242	20'	25'	Yes	B&B	2 1/2" CAL.
Flowering Dogwood	Cornus florida	572	30'	25'	Yes	B&B	2 1/2" CAL.
Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	290	50'	40'	Yes	B&B	2 1/2" CAL.
Kentucky Coffeetree	Gymnocladus dioicus	142	75'	40'	Yes	B&B	2 1/2" CAL.
Honey Locust	Gleditsia triacanthos	301	60'	40'	Yes	B&B	2 1/2" CAL.
White Oak	Quercus alba	208	80'	60'	Yes	B&B	2 1/2" CAL.
Bur Oak	Quercus macrocarpa	359	80'	70'	Yes	B&B	2 1/2" CAL.
Northern Red Oak	Quercus rubra	112	75'	50'	Yes	B&B	2 1/2" CAL.
Black Oak	Quercus velutina	216	60'	50'	Yes	B&B	2 1/2" CAL.
Silver Linden	Tilia tomentosa	98	60'	30'	No	B&B	2 1/2" CAL.
Princeton Elm	Ulmus Americana: 'Princeton'	21	80'	50'	Yes	B&B	2 1/2" CAL.
Regal Elm	Ulmus x 'Regal'	104	50'	30'	No	B&B	2 1/2" CAL.
		3637					

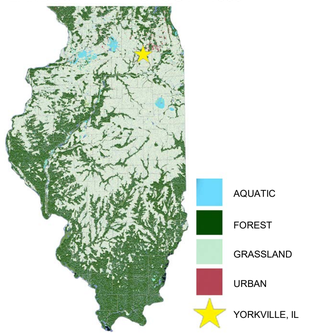
SYMBOLS AND ANNOTATIONS

- XX — PROPOSED TREES (XX = SPECIES KEY - SEE PLANT SCHEDULE)
- SHRUBS AND PERENNIALS (BLOOM COLOR INDICATED) ADJACENT PLANTS WITH SAME SYMBOL SHAPE AND COLOR ARE THE SAME SPECIES.
- XX XX / XX — PLANT SPECIES TAGS - SEE PLANT SCHEDULE
- ## / #### — VIEW/SHEET CALLOUT
- ## / #### — SECTION DETAIL KEY
- ## — KEYNOTE (# - REFER TO KEYNOTE SCHEDULE)
- BOLLARD

SURFACE TYPES

- UTILITY CORRIDOR
- STORMWATER MANAGEMENT BASIN
- LANDSCAPE BERM
- SOD
- NATIVE MEADOW/PRAIRIE MIX

LANDSCAPE TYPOLOGY - 1850



Historically, northern Illinois had a richly varied landscape shaped by glaciation, especially during the last Ice Age (the Wisconsin Glaciation, ending around 10,000 years ago). The area of Minooka, Illinois was largely tallgrass prairie with transition zones and higher ground hosting oak savannas, with scattered bur oak, white oak, and black oak trees over prairie grasses.Oak savannas are a unique and ecologically rich habitat, shaped by the presence of scattered, fire-tolerant oak trees set within open grasslands filled with native grasses and wildflowers. In places like Yorkville, oak savannas once covered much of the rolling terrain, offering a vibrant mix of sun and shade, structure and openness.

revisions

no.	date	description

keyplan

registration

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS McDONNELL

date 03/13/25

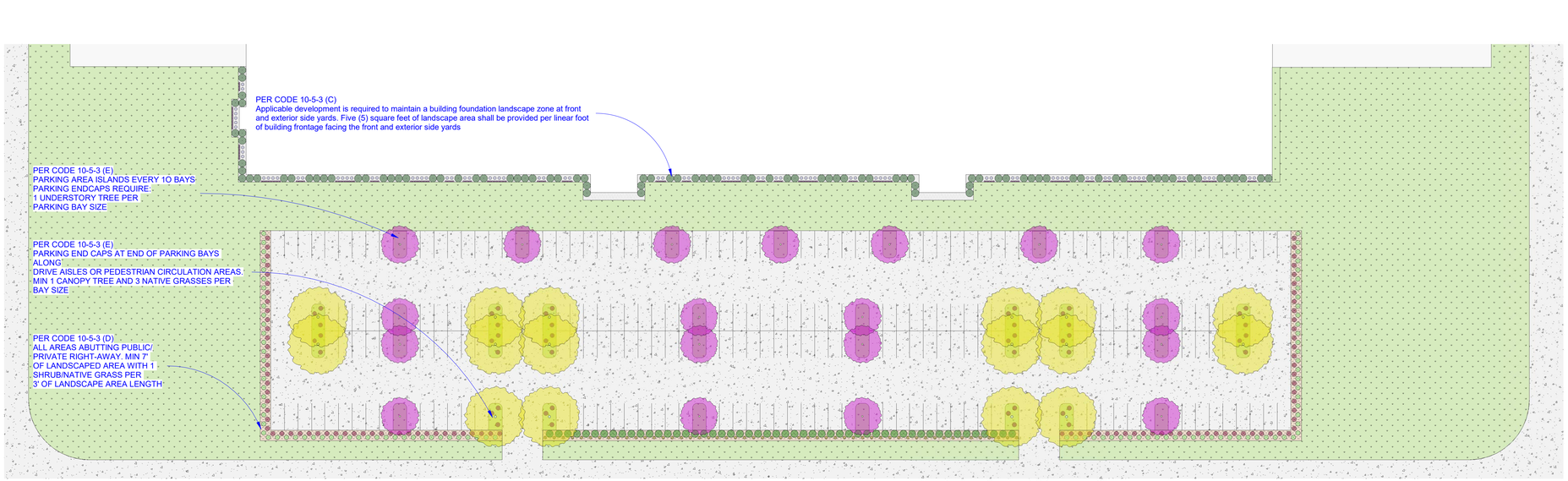
CONFIDENTIAL

project Project Name

sheet title CAMPUS PLAN

sheet number L-01

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1 ENLARGED ENTRY PLAN - DC 1 PARKING PLANTING
1" = 40'-0"

PARKING LOT PERIMETER LANDSCAPE ZONE REQUIREMENTS

1. LOCATION: ALL OFF-STREET PARKING AREAS WHICH ABUT A PUBLIC OR PRIVATE RIGHT-OF-WAY, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE AND TREES AS REQUIRED BY THIS SECTION LOCATED BETWEEN THE BACK OF CURB OF THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.

2. PERIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.
A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.
B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUNDCOVER INCLUDING MULCH OR STONEWORK.

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keyplan

registration

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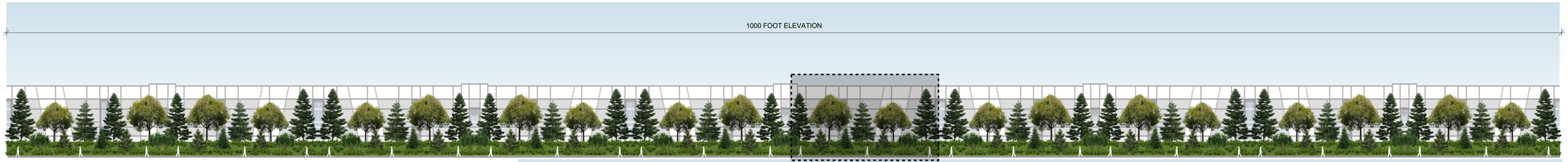
date
03/13/25

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project
Project Name

sheet title
PARKING AND BUILDING FOOUNDATION PLANTINGS

sheet number
L-02



ENLARGED 1000' ELEVATION FROM RT 47



ENLARGED 100' ELEVATION FROM RT 47

0 2'-6" 5'-0" 10'-0"

TRANSITIONAL ZONE TYPE D REQUIREMENTS

TRANSITIONAL ZONE D:
A. TRANSITION ZONE TYPE D STANDARDS
B. MINIMUM ZONE WIDTH- 100' PER FUTURE DATA CENTER ORDINANCE
C. MINIMUM NUMBER OF LANDSCAPE ELEMENTS PER 100 LINEAR FEET:
-UNDERSTORY TREES: 5
-CANOPY/EVERGREEN TREES: 5
-SHRUBS/NATIVE GRASSES: 35

NOTE:
REQUIRED YARD SETBACKS WILL BE UTILIZED FOR TRANSITION ZONE LANDSCAPE.

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revisions

no.	date	description

keyplan

registration

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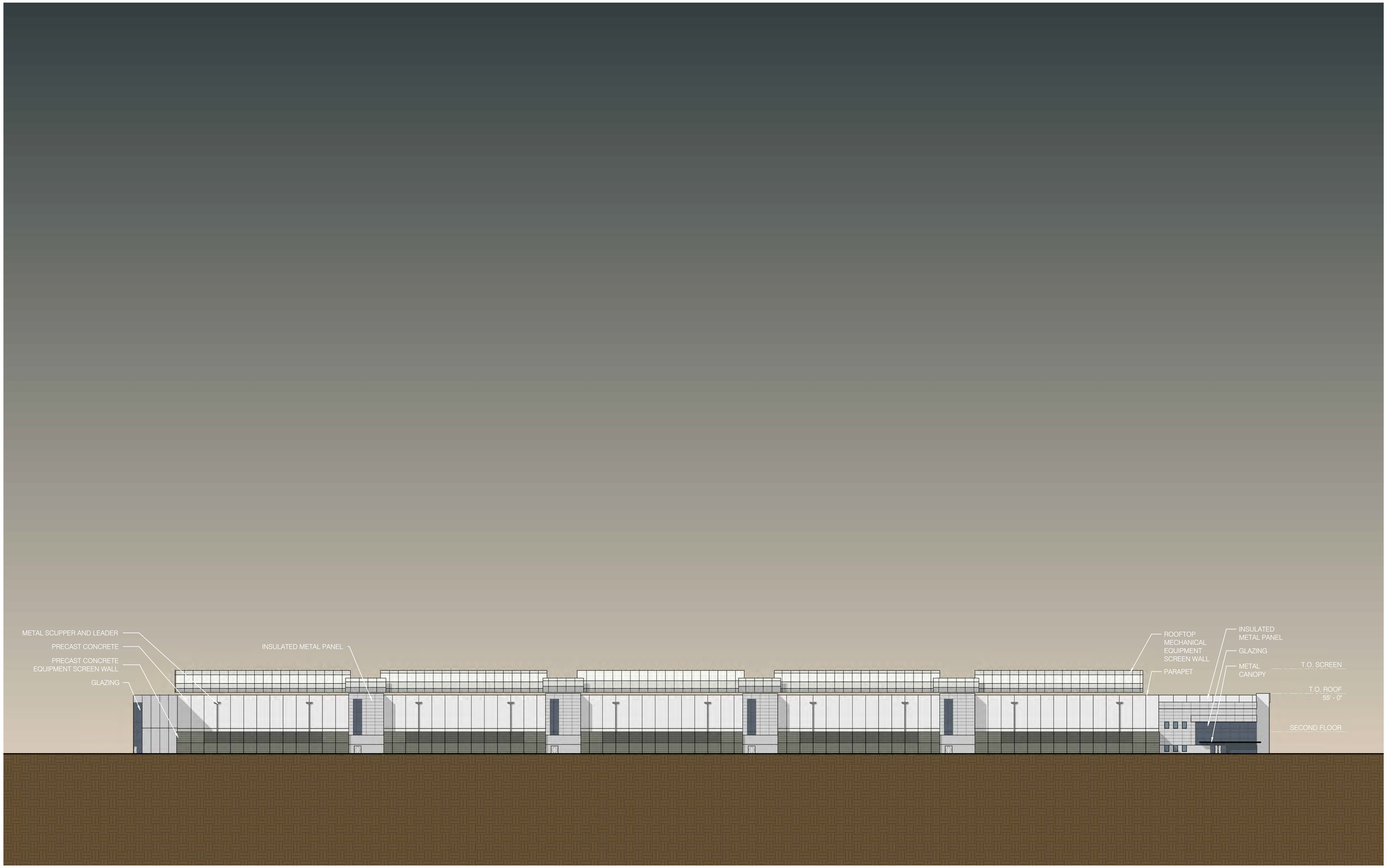
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project
Project Name

sheet title
ELEVATIONS

sheet number
NA3



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

SOUTH ELEVATION

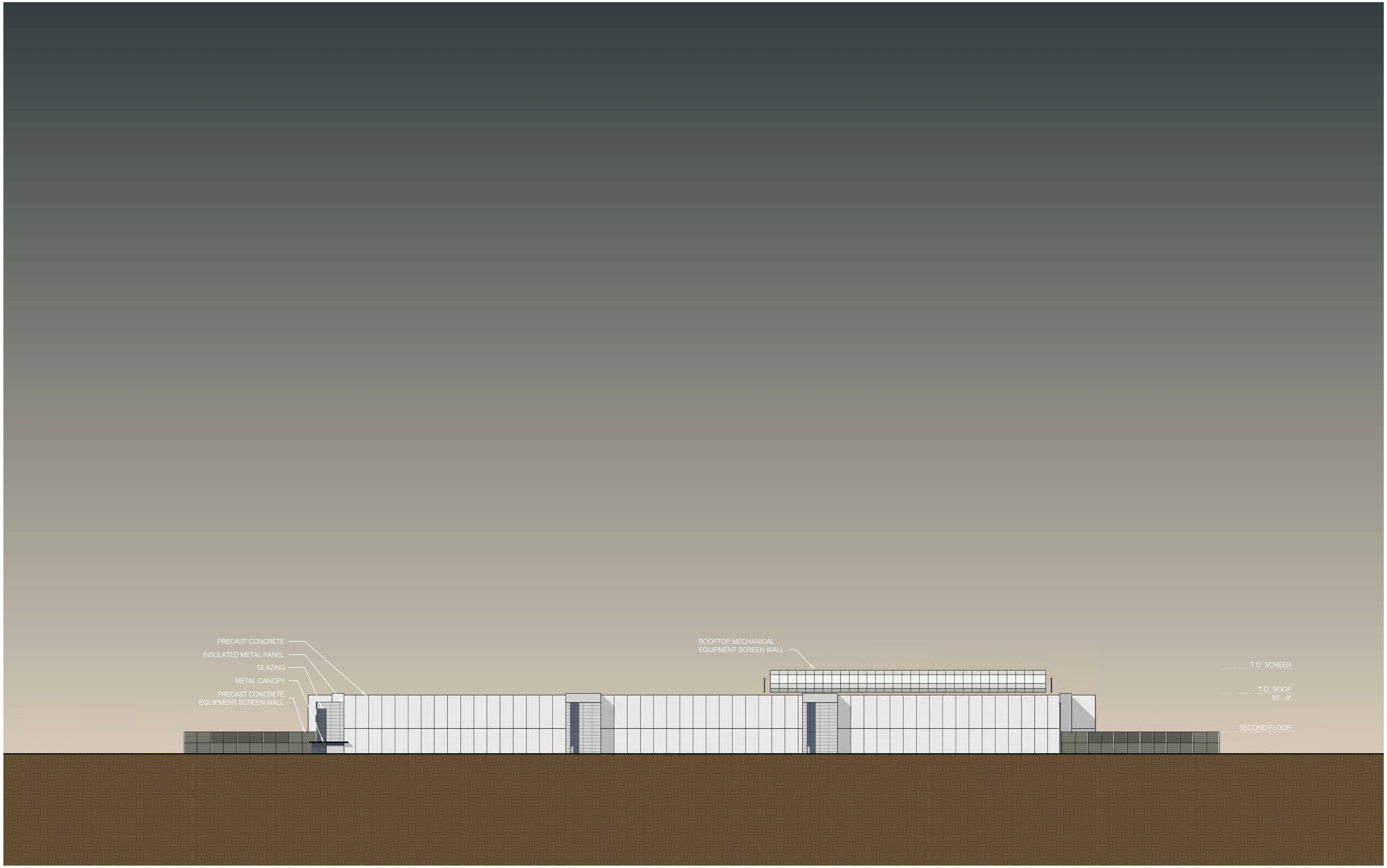
EXTERNAL FACING

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ELEVATION LEGEND

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

PROJECT CARDINAL

A-3

PIONEER DEVELOPMENT

EAST ELEVATION

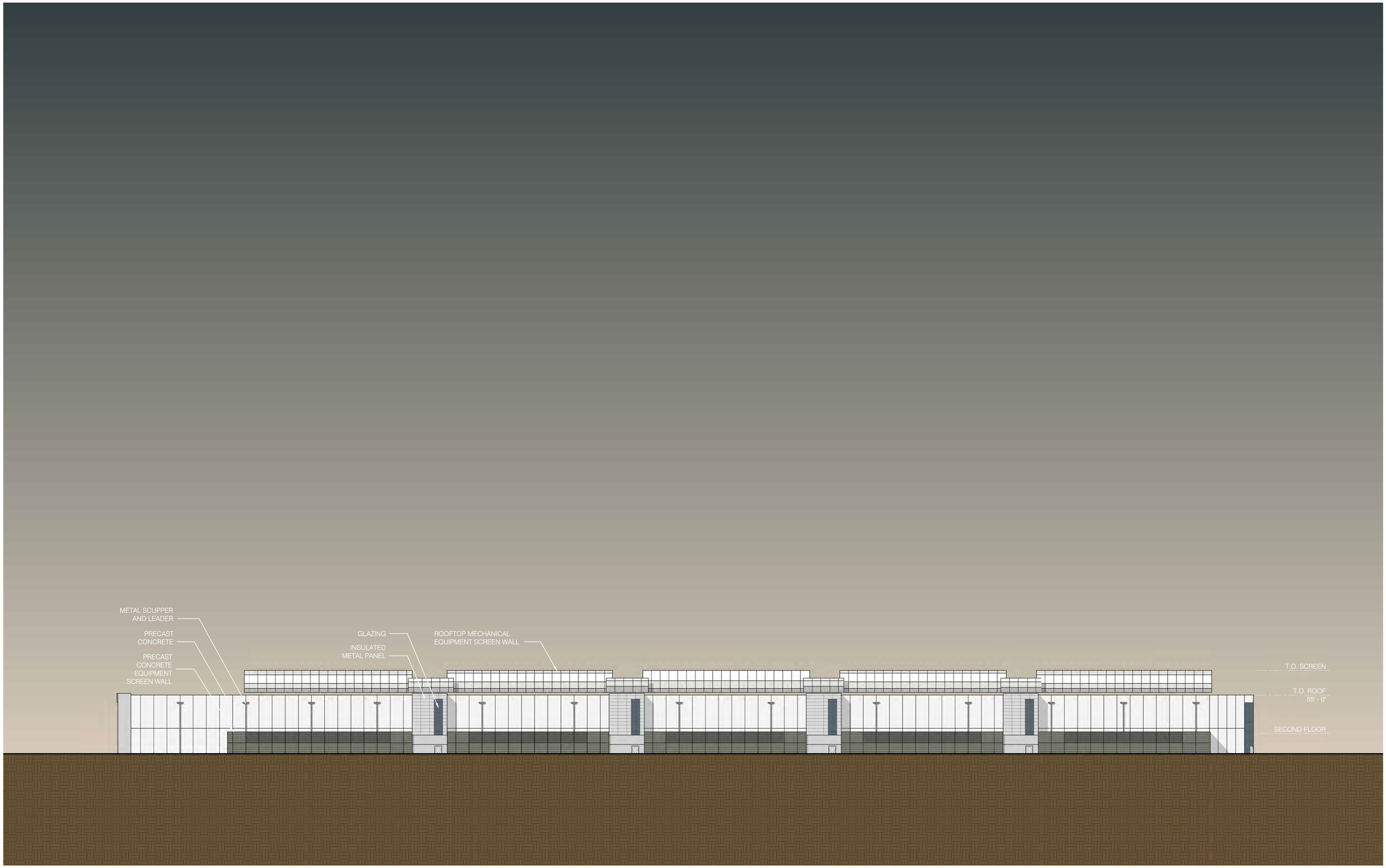
EXTERNAL FACING

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MINNEAPOLIS | CHICAGO

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ELEVATION LEGEND

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

PROJECT CARDINAL

A-4

PIONEER DEVELOPMENT

NORTH ELEVATION

INTERNAL FACING

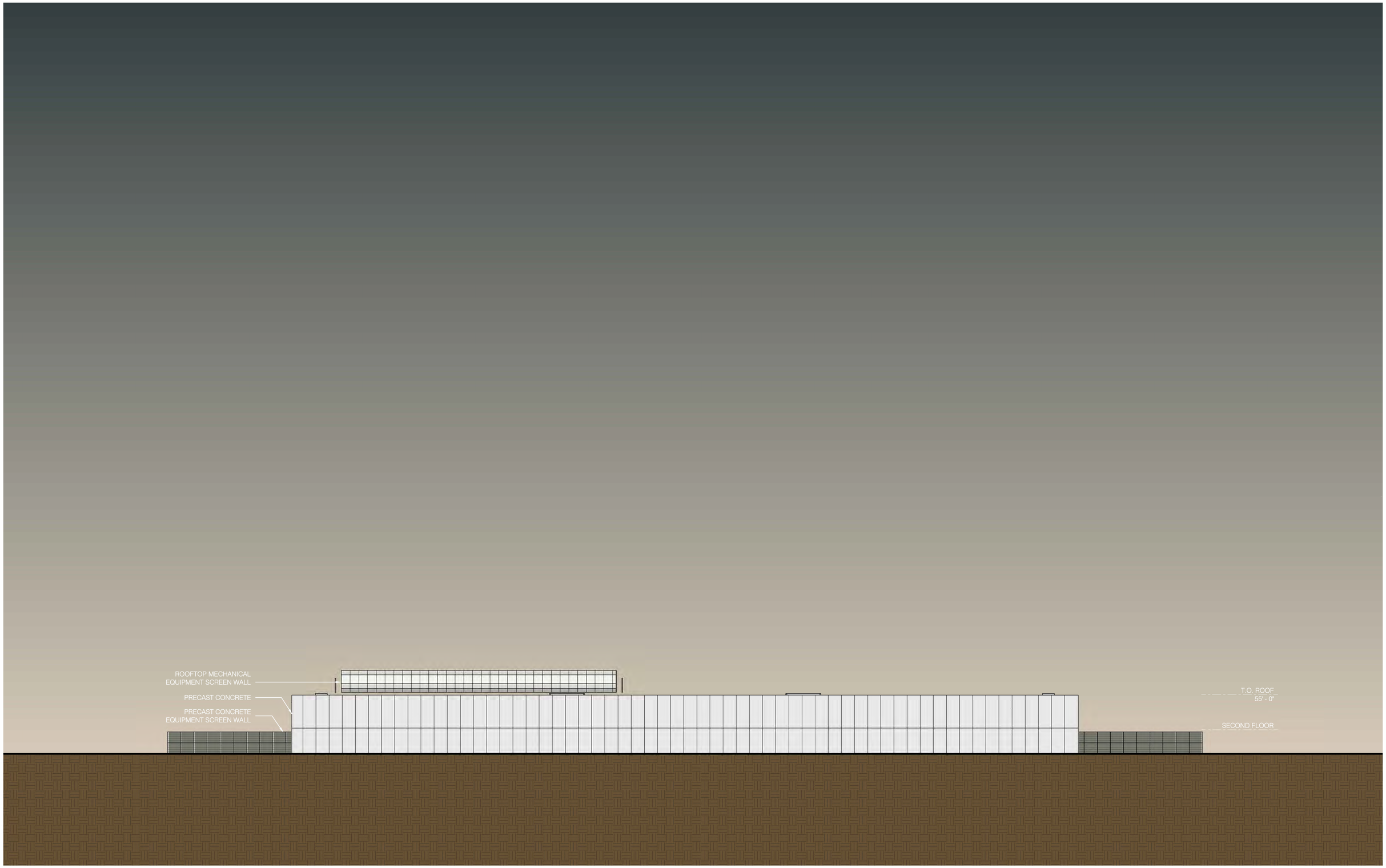
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ELEVATION LEGEND

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

PROJECT CARDINAL

A-5

PIONEER DEVELOPMENT

WEST ELEVATION

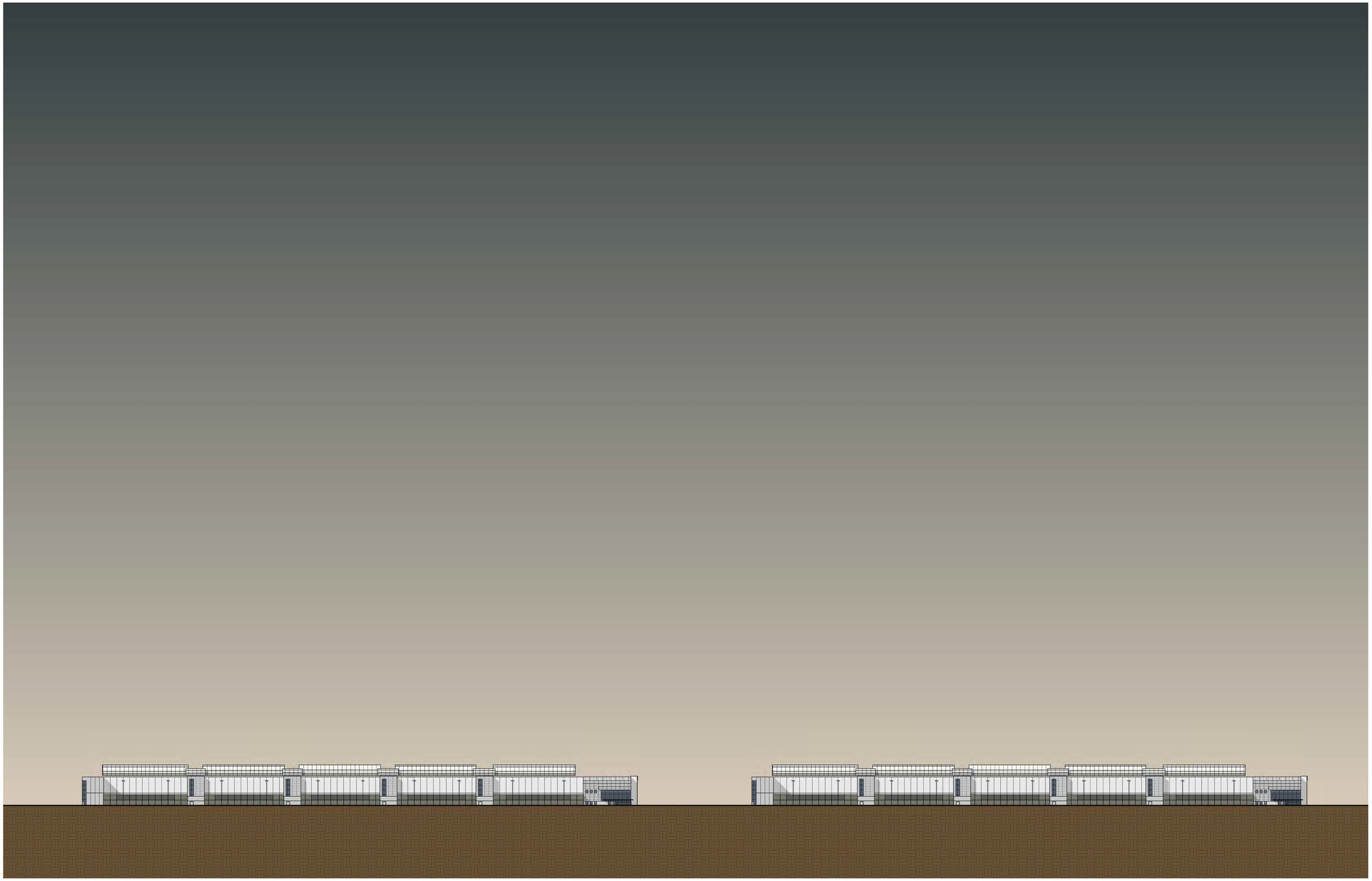
INTERNAL FACING

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05/30/25



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PROJECT CARDINAL

A-6

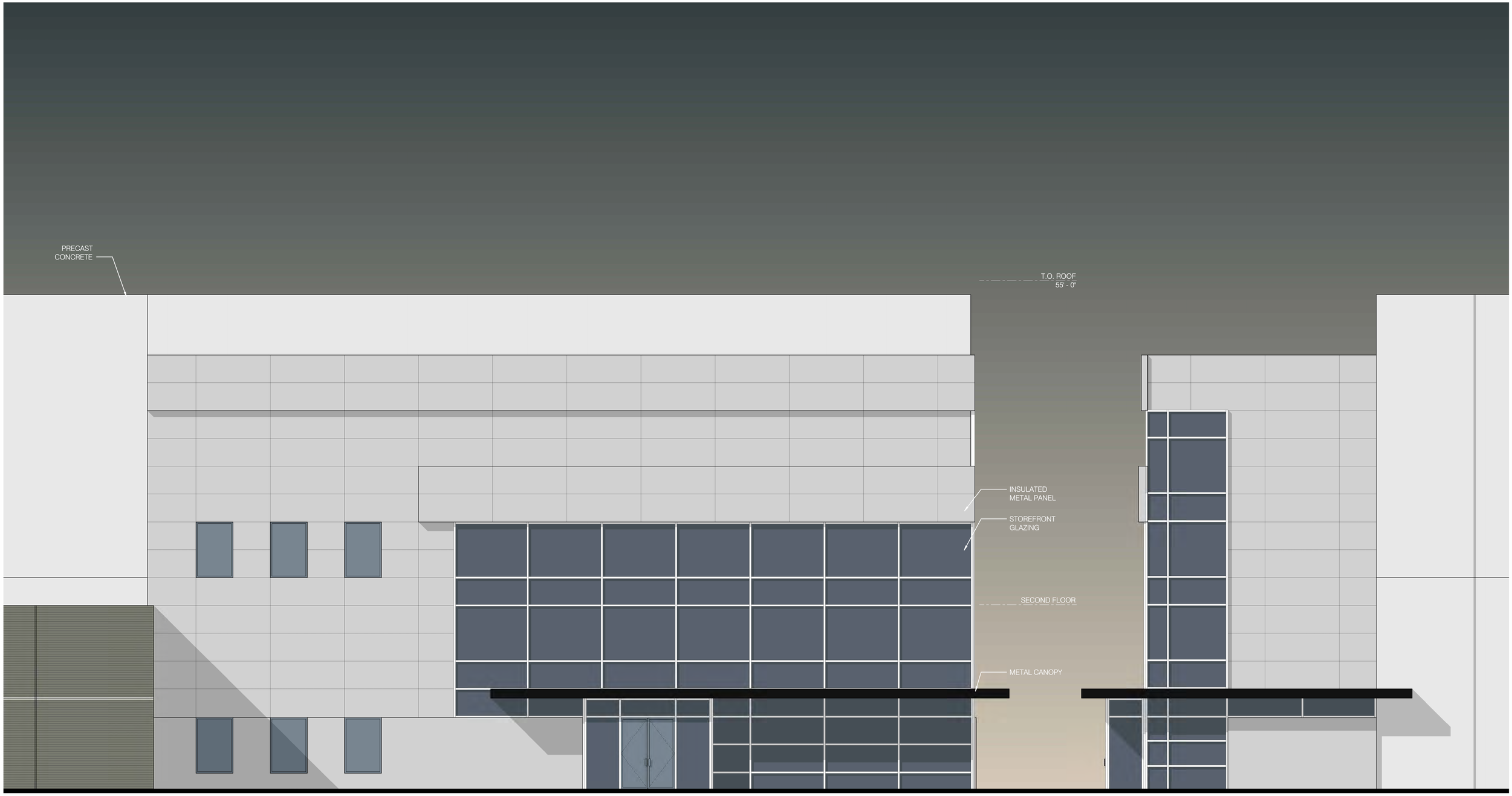
PIONEER DEVELOPMENT

SOUTH ELEVATIONS

BURNS McDONNELL

MH Margulies Hoelzli Architecture

O2 HINDERMANN CHICAGO



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PROJECT CARDINAL

A-7

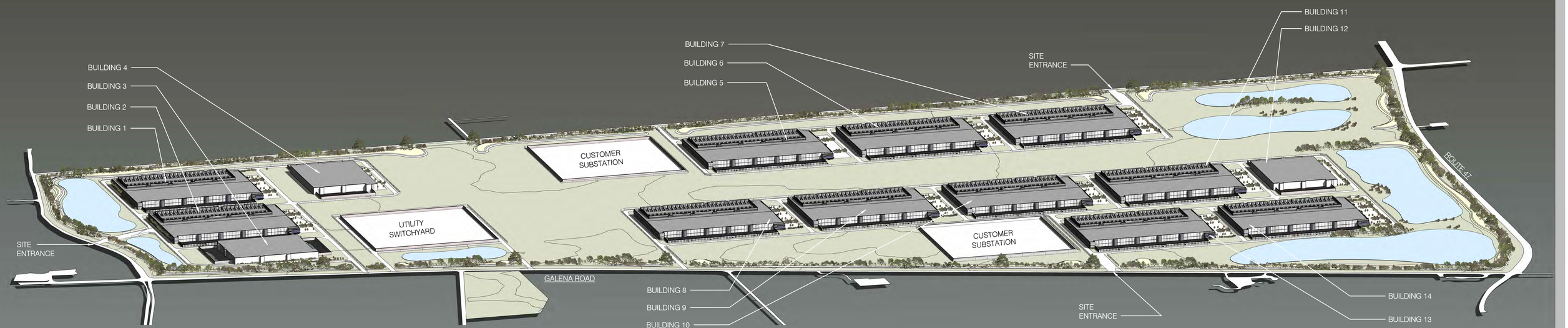
PIONEER DEVELOPMENT

FRONT OF HOUSE

BURNS McDONNELL

Margulies Hoelzli *Architecture*

MINNEAPOLIS | CHICAGO





1 SOUTH SITE ELEVATION - FROM GALENA ROAD
SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-8

PIONEER DEVELOPMENT

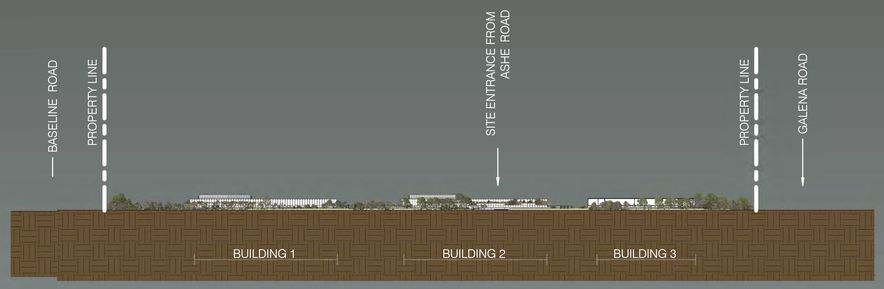
SITE ELEVATION

BURNS McDONNELL

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05/30/25



WEST SITE ELEVATION - FROM ASHE ROAD

SCALE: 1" = 300'-0"



2 EAST SITE ELEVATION - FROM ROUTE 47

SCALE: 1" = 300'-0"



3 NORTH SITE ELEVATION - FROM BASELINE ROAD

SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-9

PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL

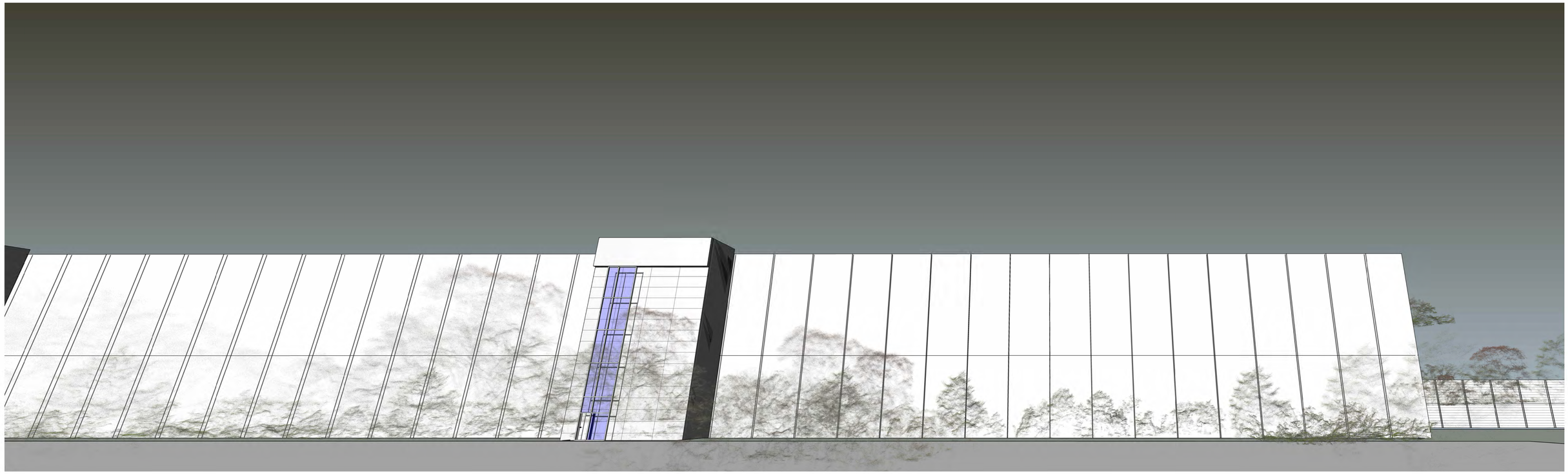
Margulies Hoelzli Architecture

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05/30/25



1 PERSPECTIVE: FRONT OF HOUSE CORNER
SCALE: NTS



2 PERSPECTIVE: ROOFTOP EQUIPMENT FROM PARKING LOT
SCALE: NTS

06/25/25

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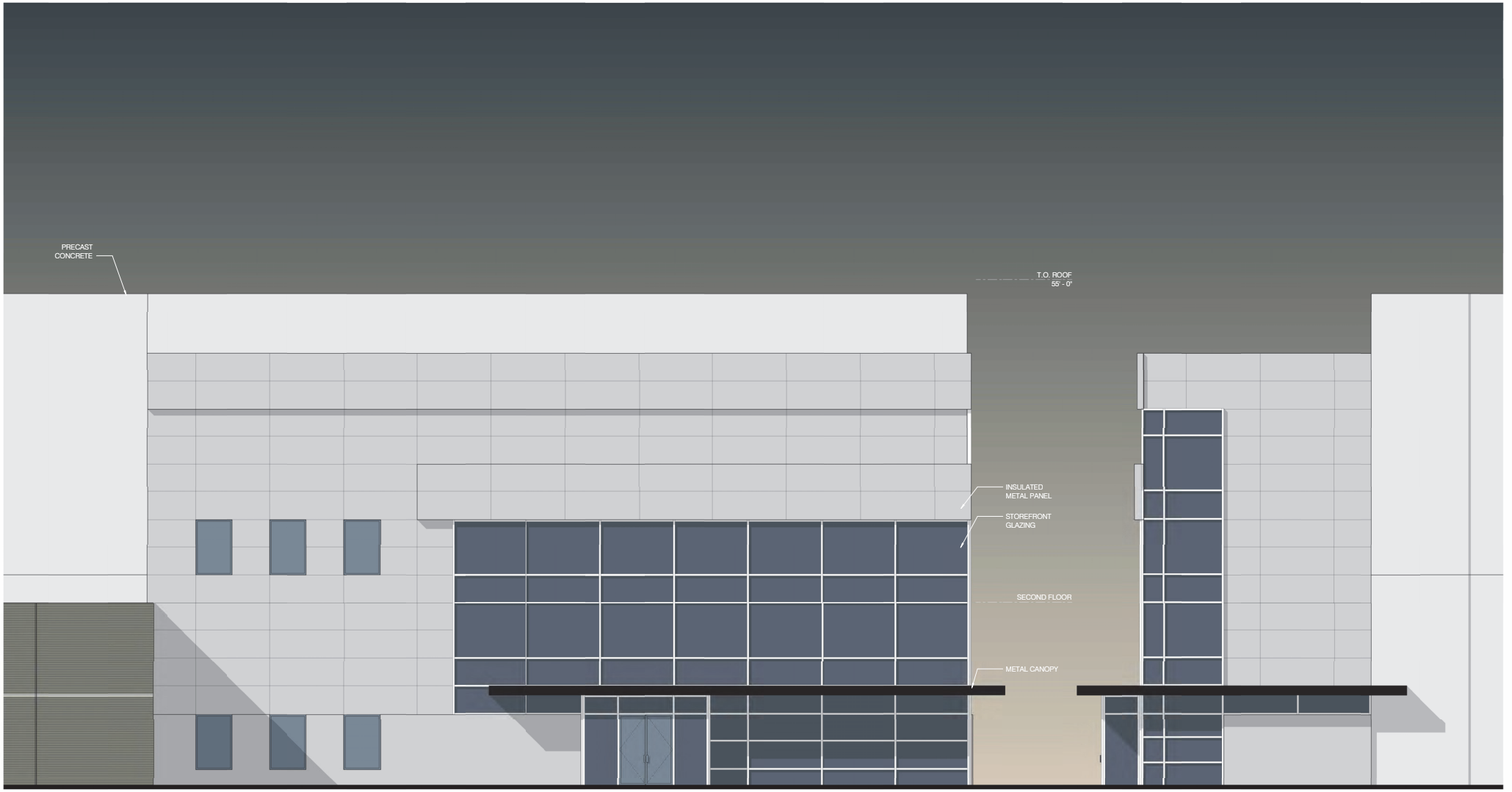
PROJECT CARDINAL

A-10

PIONEER DEVELOPMENT

PERSPECTIVE

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06/20/25

PROJECT CARDINAL

A-7

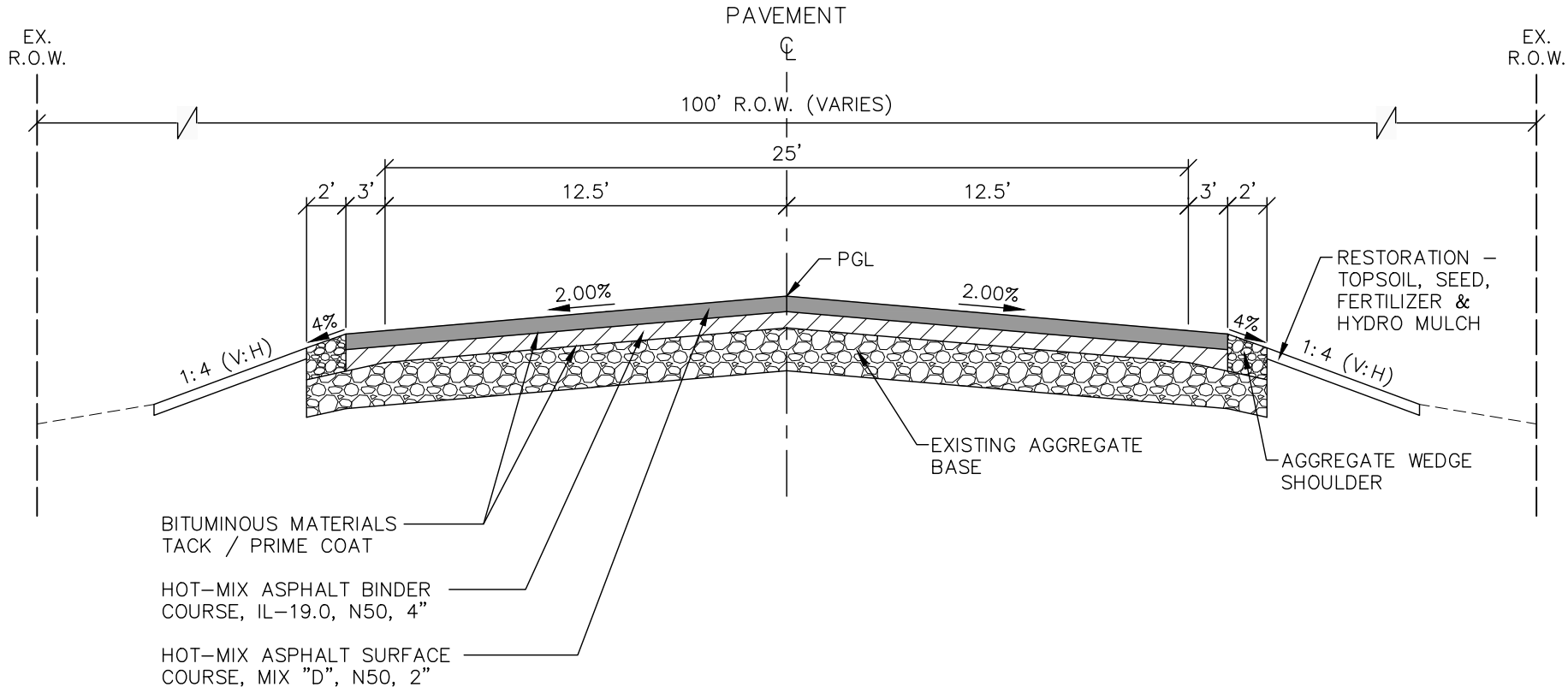
PIONEER DEVELOPMENT

FRONT OF HOUSE

BURNS McDONNELL

Marqulies Hoelzli Architecture

PROPOSED ASHE ROAD PAVEMENT SECTION



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KENDALL COUNTY, ILLINOIS

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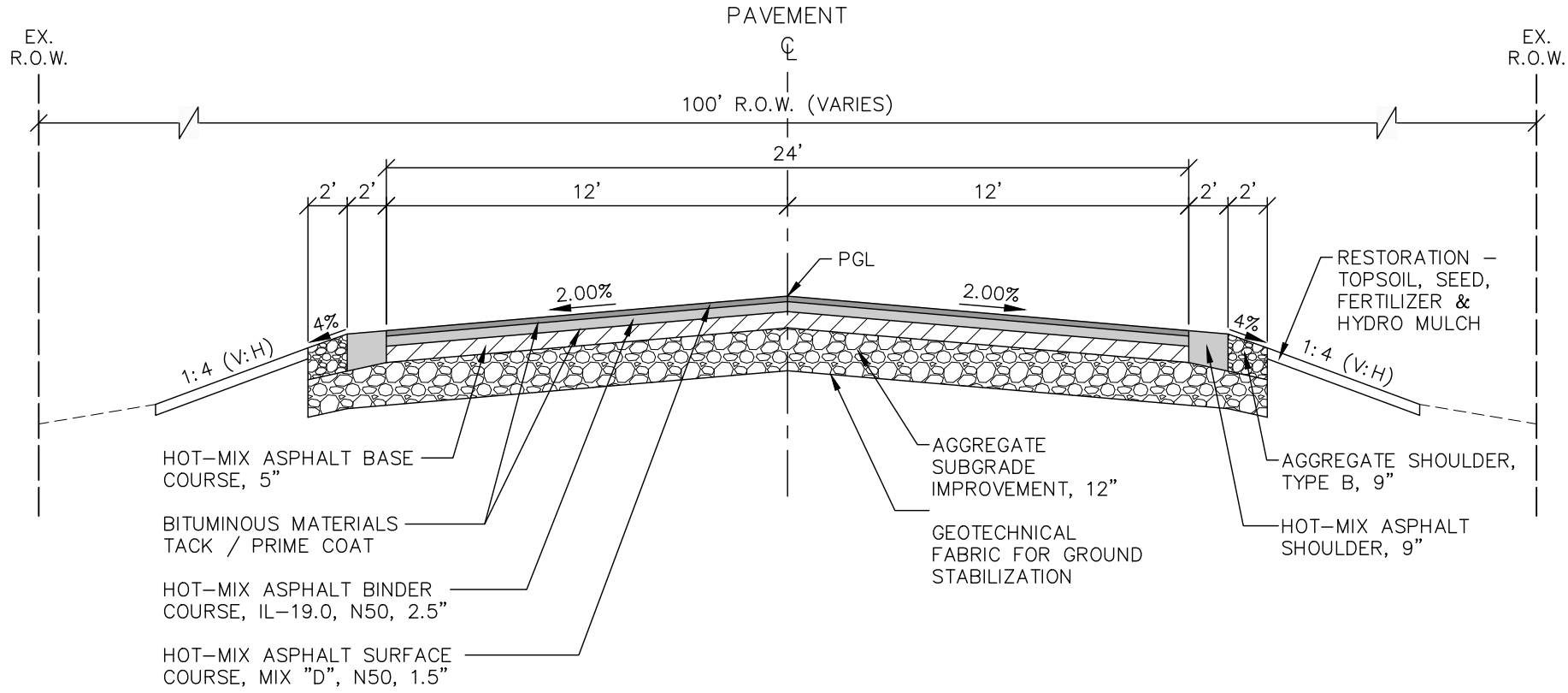
CROSS SECTION

Engineering Enterprises, Inc.
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Sugar Grove, Illinois 60554
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SCALE:	DRAWN BY:
NTS	SBL
DATE:	REVISED:
05/19/25	

Plotted: May 19, 2025 @ 4:20 PM By: Sarah Lasfalk – Tab: Ashe Road Section
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PROPOSED BASELINE ROAD PAVEMENT SECTION



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05/19/25	

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PRELIMINARY COST ESTIMATE

JOB NO:	YO2451-DR
DESIGNED:	JHS/CJO
DATE:	May 8, 2025
PROJECT TITLE:	**Ashe Road Resurfacing & Intersection Improvements**

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SY	175	$ 25.00	$ 4,375.00
2	HOT-MIX ASPHALT SURFACE REMOVAL, 6"	SY	12,920	$ 6.00	$ 77,520.00
3	BITUMINOUS MATERIALS (PRIME/TACK COAT)	LB	8,720	$ 0.20	$ 1,744.00
4	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	2,975	$ 90.00	$ 267,750.00
5	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	1,490	$ 100.00	$ 149,000.00
6	AGGREGATE SHOULDERS, TYPE B, 3"	SY	1,445	$ 20.00	$ 28,900.00
7	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	13,500	$ 1.00	$ 13,500.00
8	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	570	$ 2.00	$ 1,140.00
9	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	100	$ 6.00	$ 600.00
10	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	65	$ 10.00	$ 650.00
11	PIPE CULVERT REMOVAL	FOOT	240	$ 40.00	$ 9,600.00
12	PIPE CULVERTS, CLASS C, TYPE 1, 12"	FOOT	240	$ 150.00	$ 36,000.00
13	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CY	860	$ 35.00	$ 30,100.00
14	AGGREGATE SUBGRADE IMPROVEMENT	CY	860	$ 35.00	$ 30,100.00
15	RESTORATION	SY	11,560	$ 10.00	$ 115,600.00
16	GRADING AND SHAPING DITCHES	FOOT	6,500	$ 10.00	$ 65,000.00
17	SIGN PANEL ASSEMBLY REMOVAL AND REPLACEMENT	EACH	3	$ 400.00	$ 1,200.00
18	INTERSECTION IMPROVEMENTS AT BASELINE ROAD	L SUM	0.5	$ 900,000.00	$ 450,000.00
19	TRAFFIC CONTROL AND PROTECTION	L SUM	1	$ 40,000.00	$ 40,000.00
20	MOBILIZATION	L SUM	1	$ 80,000.00	$ 80,000.00

SUBTOTAL	$	1,402,779.00
CONTINGENCY (20%)	$	281,000.00
TOTAL	$	1,683,779.00
DESIGN ENGINEERING (10%)	$	168,000.00
CONSTRUCTION ENGINEERING (10%)	$	168,000.00
ROW ACQUISITION	$	100,000.00
TOTAL PRELIMINARY COST ESTIMATE	**$**	**2,119,779.00**

Notes:

6" Pavement Removal and Overlay

Grading and Shaping Ditches Accounts for Full Length of Project

50% of Intersection Improvements at Baseline Road are Included

ROW Acquisition is Included at the Intersection of Baseline Road

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com

PRELIMINARY COST ESTIMATE

JOB NO:	YO2426-DR
DESIGNED:	JHS/CJO
DATE:	May 8, 2025
PROJECT TITLE:	**Baseline Road Reconstruction & Intersection Improvements**

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SY	40	$ 25.00	$ 1,000.00
2	EARTH EXCAVATION	CY	25,000	$ 40.00	$ 1,000,000.00
3	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SY	38,050	$ 2.00	$ 76,100.00
4	AGGREGATE SUBGRADE IMPROVEMENT, 12"	SY	38,050	$ 22.00	$ 837,100.00
5	HOT-MIX ASPHALT BASE COURSE, 5"	SY	28,530	$ 30.00	$ 855,900.00
6	BITUMINOUS MATERIALS (PRIME/TACK COAT)	LB	13,300	$ 0.20	$ 2,660.00
7	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	4,110	$ 90.00	$ 369,900.00
8	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	2,500	$ 100.00	$ 250,000.00
9	AGGREGATE SHOULDERS, TYPE B, 9"	SY	4,760	$ 20.00	$ 95,200.00
10	HOT-MIX ASPHALT SHOULDERS, 9"	SY	4,760	$ 60.00	$ 285,600.00
11	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	32,216	$ 1.00	$ 32,216.00
12	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	33	$ 8.00	$ 264.00
13	PIPE CULVERT REMOVAL	FOOT	314	$ 40.00	$ 12,560.00
14	PIPE CULVERTS, CLASS C, TYPE 1, 12"	FOOT	314	$ 100.00	$ 31,400.00
15	AGGREGATE SUBGRADE IMPROVEMENT	CY	2,800	$ 40.00	$ 112,000.00
16	RESTORATION	SY	59,450	$ 7.50	$ 445,875.00
17	GRADING AND SHAPING DITCHES	FOOT	21,400	$ 10.00	$ 214,000.00
18	SIGN PANEL ASSEMBLY REMOVAL AND REPLACEMENT	EACH	6	$ 400.00	$ 2,400.00
19	RELOCATE EXISTING MAILBOX	EACH	3	$ 750.00	$ 2,250.00
20	INTERSECTION IMPROVEMENTS AT ASHE ROAD	L SUM	0.5	$ 900,000.00	$ 450,000.00
21	TRAFFIC CONTROL AND PROTECTION	L SUM	1	$ 150,000.00	$ 150,000.00
22	MOBILIZATION	L SUM	1	$ 300,000.00	$ 300,000.00

SUBTOTAL	$	5,526,425.00
CONTINGENCY (20%)	$	1,105,000.00
TOTAL	$	6,631,425.00
DESIGN ENGINEERING (10%)	$	663,000.00
CONSTRUCTION ENGINEERING (10%)	$	663,000.00
ROW ACQUISITION	$	750,000.00
TOTAL PRELIMINARY COST ESTIMATE	**$**	**8,707,425.00**

Notes:

24' Edge to Edge Pavement, Plus 4' Shoulders (2' Asphalt, 2' Stone)

Grading and Shaping Ditches Accounts for Full Length of Project

Earth Excavation Accounts for Removal of Pavement, Stone, Base, Clay, Etc. to a Depth of 21"

Earth Excavation Includes Removal of Unsuitable Material for Potential Undercuts

Any Fill Material Necessary is Included in the Cost of Earth Excavation

50% of Intersection Improvements at Ashe Road are Included

ROW Acquisition Includes 50' of ROW on the North Side, plus Plats, Appraisals & Title Commitments

PRELIMINARY COST ESTIMATE

JOB NO:	YO2426-DR
DESIGNED:	CJO
DATE:	May 8, 2025
PROJECT TITLE:	**Beecher Road Extension**

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	EARTH EXCAVATION	CY	5,416	$ 40.00	$ 216,640.00
2	SOIL STABILIZATION	SY	16,250	$ 7.50	$ 121,875.00
3	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SY	16,250	$ 2.00	$ 32,500.00
4	AGGREGATE SUBGRADE IMPROVEMENT, 18"	SY	16,250	$ 30.00	$ 487,500.00
5	HOT-MIX ASPHALT BASE COURSE, 5"	SY	12,190	$ 30.00	$ 365,700.00
6	BITUMINOUS MATERIALS (PRIME/TACK COAT)	LB	10,970	$ 0.20	$ 2,194.00
7	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	1,755	$ 90.00	$ 157,950.00
8	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	1,055	$ 100.00	$ 105,500.00
9	AGGREGATE SHOULDERS, TYPE B, 9"	SY	2,035	$ 30.00	$ 61,050.00
10	HOT-MIX ASPHALT SHOULDERS, 9"	SY	2,035	$ 60.00	$ 122,100.00
11	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	18,280	$ 1.00	$ 18,280.00
12	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	30	$ 8.00	$ 240.00
13	PIPE CULVERTS	FOOT	125	$ 125.00	$ 15,625.00
14	RESTORATION	SY	4,575	$ 9.00	$ 41,175.00
15	GRADING AND SHAPING DITCHES	FOOT	9,140	$ 10.00	$ 91,400.00
16	SIGN PANEL ASSEMBLY	EACH	4	$ 400.00	$ 1,600.00
17	TRAFFIC CONTROL AND PROTECTION	L SUM	1	$ 60,000.00	$ 60,000.00
18	MOBILIZATION	L SUM	1	$ 120,000.00	$ 120,000.00

SUBTOTAL	$ 2,021,329.00
CONTINGENCY (20%)	$ 404,000.00
TOTAL	$ 2,425,329.00
DESIGN ENGINEERING (10%)	$ 243,000.00
CONSTRUCTION ENGINEERING (10%)	$ 243,000.00
TOTAL PRELIMINARY COST ESTIMATE	**$ 2,911,329.00**

Notes:

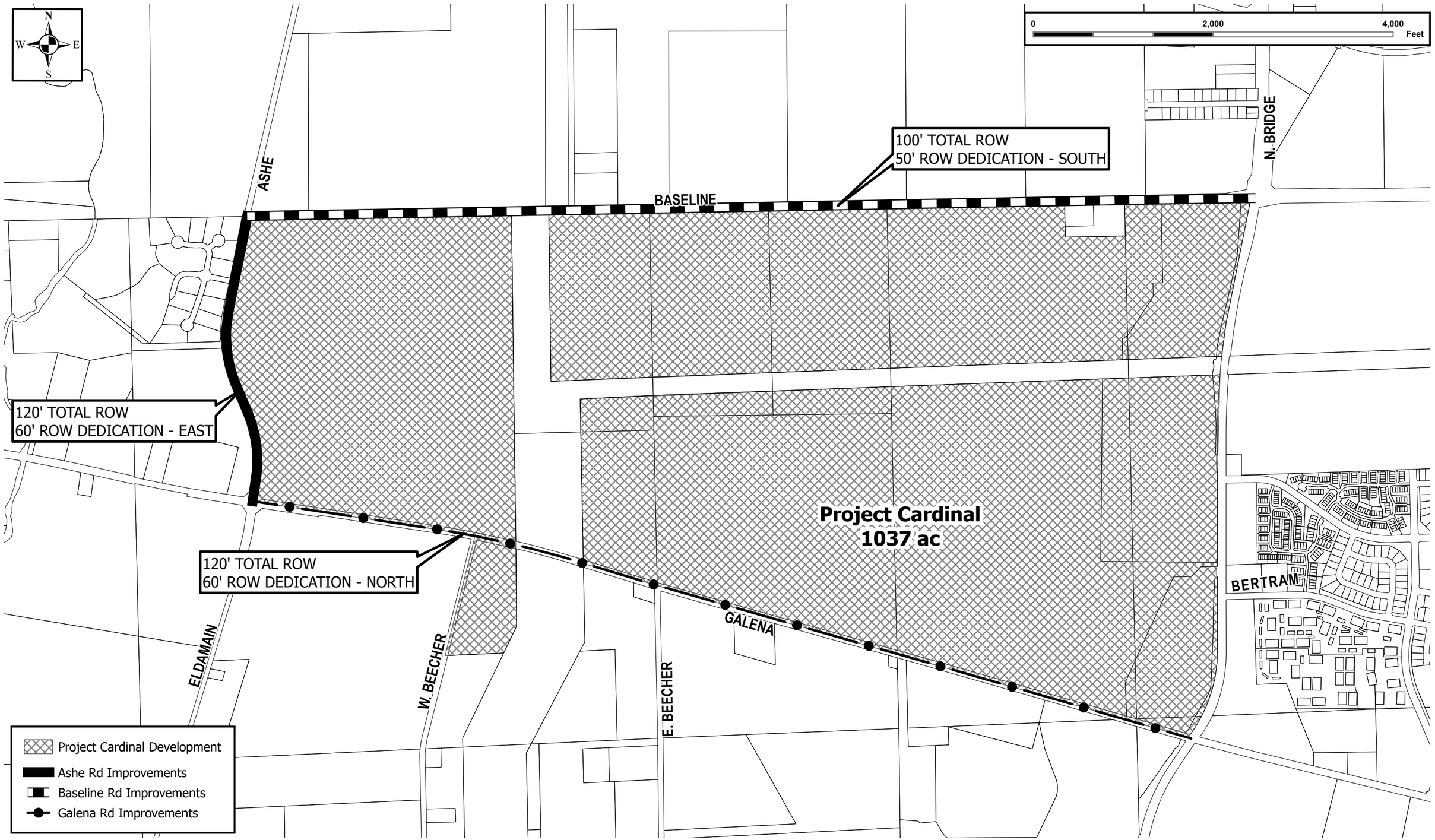
24' Edge to Edge Pavement, Plus 4' Shoulders (2' Asphalt, 2' Stone)

Grading and Shaping Ditches Accounts for Full Length of Project

Earth Excavation Accounts for Removal Under Roadway to a Depth of 12"

Any Fill Material Necessary is Included in the Cost of Earth Excavation

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com



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.: YO2451
PATH: H:/GIS/PUBLIC/YORKVILLE/2024/
FILE: YO2451_PROJECT CARDINAL ROADWAY EXHIBITS

PROJECT CARDINAL

EXHIBIT XX
ROW DEDICATIONS

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR CERTAIN TERRITORY LOCATED AT THE SOUTHWEST CORNER OF BASELINE ROAD AND OF NORTH BRIDGE STREET
(Project Cardinal)

WHEREAS, the United City of Yorkville (the "City") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, Pioneer Development, LLC (the "Developer"), desires to enter into an Annexation Agreement (the "Agreement"), regarding property of which Developer is the contract purchaser, which is approximately 305 acres, legally described and identified in the Agreement, attached hereto as Exhibit A (the "Subject Property"); and

WHEREAS, the Subject Property is contiguous with the existing corporate limits of the City and is not within the boundary of any other city; and

WHEREAS, a public hearing was conducted by the Mayor and City Council (the "Corporate Authorities") on the Agreement on June 10, 2025, and all notices required by law have been given by the City and Developer; and

WHEREAS, the statutory procedures provided in Section 11-15.1-1 of the Illinois Municipal Code for the execution of the annexation agreement have been fully complied with; and

WHEREAS, the Corporate Authorities have concluded that the approval and execution of the proposed Agreement, attached hereto, is in the best interests of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The *Annexation Agreement* attached hereto and made a part hereof by reference as Exhibit A, be and is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver said Agreement.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter *("Agreement"),* is made and entered into this day of _____ 2025, by and between the United City of Yorkville, a municipal corporation, hereinafter referred to as *"City"* and Pioneer Development, LLC, hereinafter referred to as *"Developer".*

WITNESSETH:

WHEREAS, the Developer is the contract purchaser of the real property, which is legally described in *Exhibit A* attached hereto, consisting of approximately 305 acres, more or less (the *"Subject Property");* and

WHEREAS, it is the desire of the Developer to provide for the annexation of the Subject Property and to use the Subject Property in accordance with the terms of this Agreement, the Planned Unit Development Agreement attached hereto as *Exhibit B* (the "PUD Agreement"), and the applicable ordinances of the City; and, to provide that when annexed, the Subject Property is to be zoned as M-2 General Manufacturing District with a Special Use for Planned Unit Development (the "PUD")as set forth in the PUD and Agreement; and

WHEREAS, it is the desire of the Mayor and City Council (the *"Corporate Authorities")* to annex the Subject Property and permit the zoning and PUD, all being pursuant to the terms and conditions of this Agreement and the ordinances of the City; and

WHEREAS, Developer and City have or will perform and execute all acts required by law to effectuate such annexation; and

WHEREAS, all notices and publications as required by law relating to the zoning of the Subject Property and the Agreement have been published and given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code (the *"Municipal Code");* and

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the City has duly held all public hearings relating to zoning and the PUD, all as required by the provisions of the City's Unified Development Ordinance and the Municipal Code (the *"Municipal Code");* and

WHEREAS, the Developer and City agree that upon Annexation to the City of the Subject Property shall be placed in the M-2 General Manufacturing District and that a special use for Planned Unit Development be granted in conformance with Exhibit B; and

WHEREAS, in accordance with the powers granted to the City by the provisions of Section 11-15.1-1 *et seq.* of the Municipal Code (65 ILCS 5/11-15.1-1 *et seq.),* relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the future annexation, zoning and development of the Subject Property and to provide for various other matters related directly or indirectly to the annexation and use of the Subject Property during the term of this Agreement as authorized by the provisions of said statutes.

NOW THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the City and the Developer agree as follows:

Section 1. Incorporation of Preamble and Exhibits

The Preamble set forth above and all Exhibits attached hereto are incorporated herein as if

fully set forth in this Section 1.

Section 2. Annexation.

The Developer, all owners of record of the Subject Property and at least 51% of electors residing thereon, as identified on *Exhibit C*, attached hereto, have filed with the Clerk of the City a duly and properly executed petition pursuant to, and in accordance with, the provisions of Section 5/7-1-1 *et seq.* of the Illinois Municipal Code to annex the Subject Property and any adjacent roadways not previously annexed to the City of Yorkville. Contemporaneously with the approval of this Agreement the City shall adopt an ordinance annexing the Subject Property which annexation shall be conditioned upon the City's receipt of the Closing Notice as provided in Section 9.

Section 3. Conditions of Annexation.

A. The City shall, contemporaneously with approval of this Agreement, adopt an ordinance rezoning the Subject Property as M-2 General Manufacturing District and grant a Special Use Permit for Planned Unit Development consistent with the Planned Unit Development Agreement. The rezoning and PUD approval shall be adopted to become effective upon the receipt of the Closing Notice as provided in Section 9.
B. It is recognized that the Developer intends to develop a data center campus on the Subject Property. The zoning and land use entitlements for the Subject Property, as established by this Agreement and the PUD are fully vested and shall survive after the twenty (20) year term of this Agreement, without any 'use it or lose it' trigger, reversion, alternate use, or fallback provision, regardless of the timing or pace of development.
C. Should the Subject Property remain undeveloped, in the 19th year of this Agreement the

City shall have the right, but not the obligation, to rezone the Subject Property for a use in conformance with the general character of the parcels surrounding the Subject Property. Developer shall not challenge, oppose or otherwise hinder any attempt by the City to rezone the Subject Property pursuant to this section.

D. The Developer and the City shall enter into the PUD Agreement, a Development Agreement, and a Utility Infrastructure Agreement, all of which shall be effective upon receipt of the Closing Notice as provided in Section 9. The City shall not make any changes to the PUD or the zoning of the Subject Property without the written consent of the Developer.

E. No obligation to construct or fund any infrastructure, utilities, or public improvements, on-site or off-site, shall arise under this Agreement. Any such obligations shall be set forth exclusively in one or more future, separately executed agreements, to be negotiated in good faith, and subject to mutual agreement as to commercial reasonableness and scope.

F. No impact fees shall be imposed on the Subject Property unless expressly agreed to in writing by the Developer. Building Permit fees applicable to the Subject Property shall be set forth in a Development Agreement between Developer and the City.

G. The City represents and warrants that there are currently no recaptures or similar charges due with respect to the Subject Property or any property subject to the PUD. Further, the City shall provide Developer notice of any future recapture or similar charges prior to subjecting such properties to said charges.

Section 4. Binding Effect and Term.

Upon the receipt of the Closing Notice by the City, this Annexation Agreement shall be

binding upon and inure to the benefit of the parties hereto, and their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees, and successor lessees, and upon any successor municipal authority of the City and the successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

Section 5. Notices and Remedies.

Upon a breach of this Agreement, the parties hereto agree that the venue shall be the Circuit Court of Kendall County. It is further understood by the parties hereto that upon breach of this Agreement the non-defaulting party may exercise any remedy available at law or equity.

A. Before any failure of any part of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

B. In the event of a material breach of this Agreement, the Parties agree that the defaulting Party shall have thirty (30) days after notice of said breach to correct the same or diligently commence to cure said breach prior to the non-breaching Party's seeking of any remedy provided for herein. However, any breach by Developer reasonably determined by the City to involve health or safety issues may be the subject of immediate action by the City without notice of thirty (30) day delay. In no event shall the City or its officers, employees, or agents be held liable for money damages.

C. In the event the performance of any covenant to be performed hereunder by

Developer or the City is delayed or prevented by causes beyond the reasonable control of the party responsible for such performance (including, without limitation: acts of God; inclement weather; strikes or labor disputes; material shortages; supply chain disruptions; lockouts; delays in delivery of equipment or materials; delays in the provision of electric utility or transmission interconnections or capacity; regulatory changes or moratoria; governmental actions; changes in law; pandemics or public health emergencies; or any similar event), the time for such performance shall be extended by the period of such delay.

Section 6. Notices

All notices under this Agreement shall be provided at the following addresses:

To the City: United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Attn: City Administrator

With a copy to: Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
Attn: Kathleen Field Orr

To the Developer: Pioneer Development, LLC
30 N. Gould Street, #38989
Sheridan, Wyoming 82801
Attn: Matt McCarron

With a copy to: David J. Silverman

Mahoney, Silverman & Cross, LLC

822 Infantry Drive, Suite 100

Joliet, Illinois 60435

Section 7. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement (or the PUD Agreement) and any ordinances, codes, rules, or regulations of the City, whether existing at the time of execution or adopted or amended during the term of this Agreement, the provisions of this Agreement and the PUD Agreement shall prevail and govern.

Section 8. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement and, to that end, any terms, conditions, and provisions of this Agreement are declared to be severable.

Section 9. Closing Notice.

The Parties acknowledge that as of the date of approval of this Agreement, Developer is the contract purchaser of the Subject Property. At the time the City Council approves this Agreement, the Annexation Ordinance and all entitlement approval ordinances approved herewith shall be held by the City until such time as Developer or its assign takes title to the

Subject Property as hereafter provided. To this end, this Agreement, the Annexation Ordinance and all entitlement ordinances shall become effective as of the date Developer takes title to the Subject Property(the "Effective Date"). This Agreement, the Annexation Ordinance and all entitlement ordinances shall not be filed or recorded unless Developer or its assignee takes title to the Subject Property. The City Clerk shall cause the Agreement to be recorded against the Subject Property only after receipt of notice ("Closing Notice") that the Developer or its assignee has acquired the Subject Property. If the City Clerk does not receive a Closing Notice within one year of approval of this Agreement, then this Agreement shall be null and void, and the City Clerk shall not thereafter record the Agreement.

Section 10. Assignment.

The Developer may assign this Agreement without any approval by the City. This Agreement shall inure to the benefit of, and be binding upon, the successors in interest of the Developer, and each of them, their respective successors, grantees, lessees (to the extent hereinafter provided), and assigns, upon successor corporate authorities of the City and successor municipalities. The Developer shall provide the City with at least thirty (30) days' notice of any intended assignment of this Agreement.

The Developer (and any assignee or successor) may further (a) develop the Subject Property in phases; (b) subdivide or transfer all or any portion of the Subject Property; and (c) grant security interests, deeds of trust, or mortgages to any lender, all without City consent and upon written notice to the City. In the event of a default by Developer or its successor, any mortgagee, collateral assignee, or lender of record shall have the right to receive notice of default and shall have an additional sixty (60) days after Developer's cure period to cure

any default or to assume the Developer's position under this Agreement, including assignment or foreclosure, without further City consent.

IN WITNESS WHEREOF, the parties hereto have caused this Annexation Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

PIONEER DEVELOPMENT, LLC

By: _____

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE M-2 GENERAL MANUFACTURING ZONING DISTRICT OF CERTAIN TERRITORY LOCATED AT THE SOUTHWEST CORNER OF BASELINE ROAD AND NORTH BRIDGE STREET (STATE ROUTE 47)
(Project Cardinal)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, Pioneer Development, LLC, an Illinois limited liability company ("Applicant"), is the contract purchaser of approximately 1,037 acres of property, located just south of Baseline Road, west of North Bridge Street (State Route 47), and east of Ashe Road ("Subject Property") within the corporate limits of the City, legally described in Exhibit A and as shown on Exhibit B attached hereto and made a part hereof; and

WHEREAS, the Applicant desires to rezone the Subject Property, which is currently classified as a mix of R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District into the M-2 General Manufacturing Zoning District; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on July 9, 2025, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-12 of the City's Unified Development Ordinance and made findings of fact and recommended approval of the rezoning to the Mayor and City Council ("Corporate Authorities"); and

WHEREAS, the Planning and Zoning Commission recommend rezoning to M-2 General Manufacturing District, so long as the use of the Subject Property is restricted to M-2 uses that align with other surrounding property uses; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The above recitals are incorporated herein and made a part of this Ordinance.

Section 2. The Planning and Zoning Commission recommended approval of this rezoning request after making the following Findings of Fact:

i. Due to recent trends in rezoning and development in the area, the proposed rezoning is consistent with the Comprehensive Plan and the purposes of the City's Unified Development Ordinance UDO.

ii. Existing zoning classifications in the area of the Subject Property are primarily residential and agricultural. The rezoning is compatible with the existing and planned uses and zoning of nearby properties, as other properties in the immediate area have also requested M-2 zoning from the City for the purpose of developing data centers.

iii. The subject property is suitable for the purposes of the M-2 zoning district, as has been vacant in its current zoning designation for an extended period. Additionally, the Subject Property's size allows for a data center development with buffering on the outer border to protect uses within surrounding properties.

iv. The proposed rezoning will result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

v. The property meets the minimum frontage and area requirements of the M-2 zoning district as specified in Section 10-3-9(A) of the UDO.

vi. There is a community need for the proposed use, as a data center will not only meet the increasing demand for data centers in the Chicagoland area, but will also provide local infrastructure enhancements and expansion of public utilities.

vii. The property has been vacant as a blend of agricultural, residential and commercial uses for an extended period.

Section 3. That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described in the attached *Exhibit A,* with Property Index Numbers 02-05-300-003, 02-04-300-032, 02-04-300-024, 02-05-400-021, 02-09-100-031, 02-09-100-030, 02-04-100-015, 02-05-200-007, 02-06-100-022, 02-06-200-002, 02-05-400-022, 02-05-200-006, 02-04-100-016, 02-06-400-008, 02-06-200-003, 02-05-100-003, 02-05-100-005, 02-05-400-009, 02-04-300-018, 02-04-300-017, 02-06-400-001, 02-05-200-004, 02-05-200-001, into the M-2 General Manufacturing Zoning District.

Section 4. That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

[Remainder of page intentionally blank. Roll call vote follows.]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE
	PIN: 02-06-400-001	UNINCORPORATED

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH,

RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39

SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT

WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST

NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00

FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID

CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID

SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE

EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

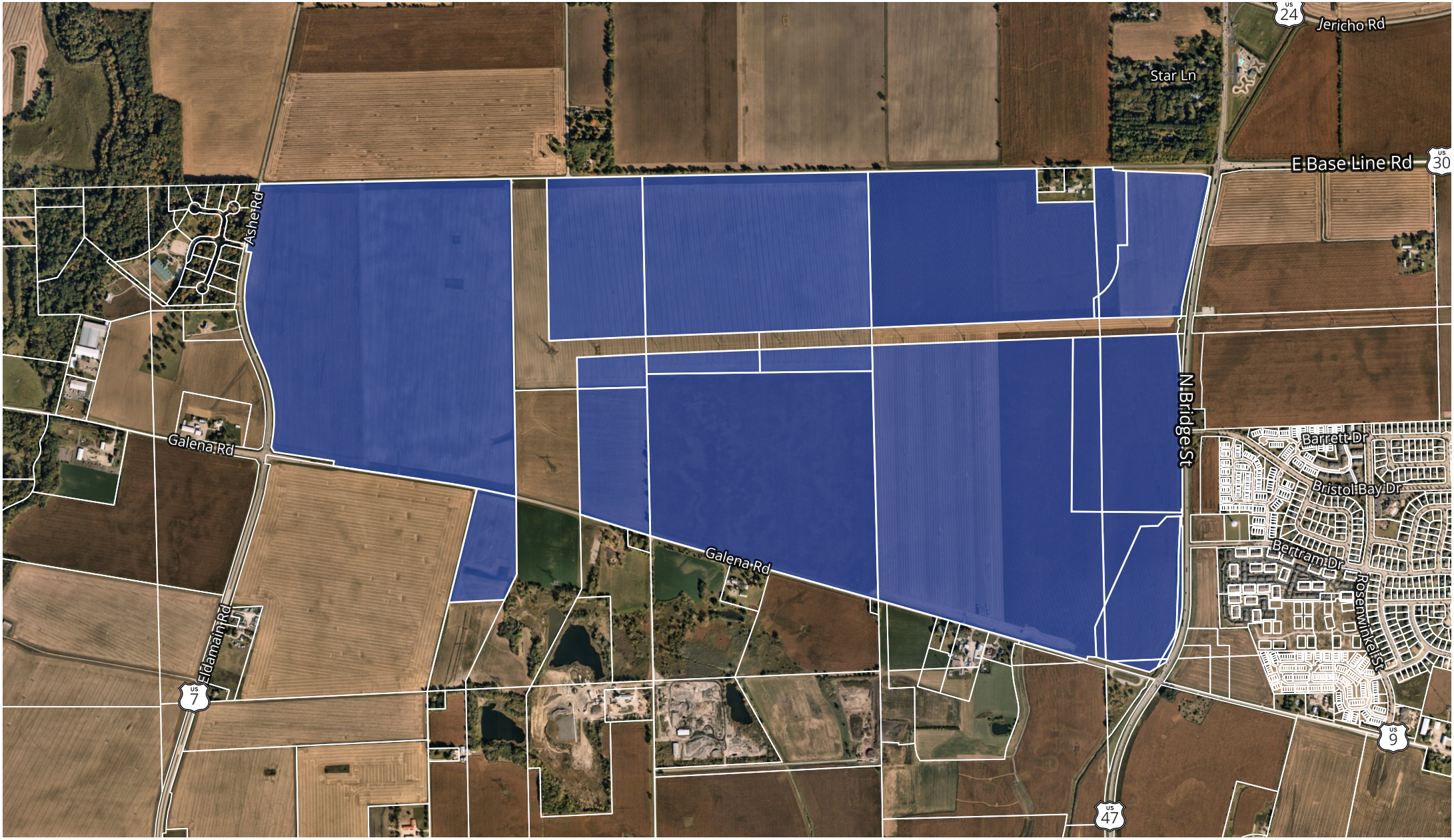
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND

TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48

FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.



PROJECT CARDINAL - DATA CENTER

United City of Yorkville, Illinois
Date: March 19, 2025
Data: Kendall County

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS ANNEXING CERTAIN TERRITORY LOCATED AT THE SOUTHWEST CORNER OF BASELINE ROAD AND NORTH BRIDGE STREET TO THE UNITED CITY OF YORKVILLE
(Project Cardinal)

WHEREAS, the United City of Yorkville (the "City") is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the Laws of the State; and

WHEREAS, a duly executed *PETITION FOR ANNEXATION*, signed by an authorized representative of Pioneer Development, LLC ("Developer"), all owners of record and at least 51% of electors residing thereon, as identified on Exhibit A, attached hereto, has been filed with the City, requesting that certain territory legally described hereinafter be annexed to the City; and

WHEREAS, said territory is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by state statute; and

WHEREAS, the legal owners or record of said territory and the City have entered into a valid and binding annexation agreement relating to such territory; and

WHEREAS, all petitions, documents and other necessary legal requirements are in full compliance with the terms of the annexation agreement and with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and

WHEREAS, it is in the best interests of the City that said territory be annexed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. That the property to be annexed is a portion of that property that is identified by property index numbers 02-05-300-003, 02-04-300-032, 02-04-300-024, 02-05-400-021, 02-09-100-031, 02-09-

100-030, 02-04-100-015, 02-05-200-007, 02-06-100-022, 02-06-200-002, 02-05-400-022, 02-05-200-006, 02-04-100-016, 02-06-400-008, 02-06-200-003, 02-05-100-003, 02-05-100-005, 02-05-400-009, 02-04-300-018, 02-04-300-017, 02-06-400-001, 02-05-200-004, 02-05-200-001, and legally described and depicted in the Plat of Annexation, attached hereto as Exhibit B.

Section 2. That the territory described in Section 1 above is hereby annexed to the United City of Yorkville, Illinois.

Section 3. That the City Clerk is hereby directed within 90 days from the effective date of this ordinance to record or cause to be recorded with the Office of the Kendall County Recorder and to file with the Kendall County Clerk a certified copy of this Ordinance, together with the *Plat of Annexation* appended to this Ordinance.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[Remainder of Page Intentionally Left Blank, Roll Call Vote to Follow]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST

DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE

NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD CONVEYED BY DOCUMENT 200200024565.

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73 2720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72 467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72 467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

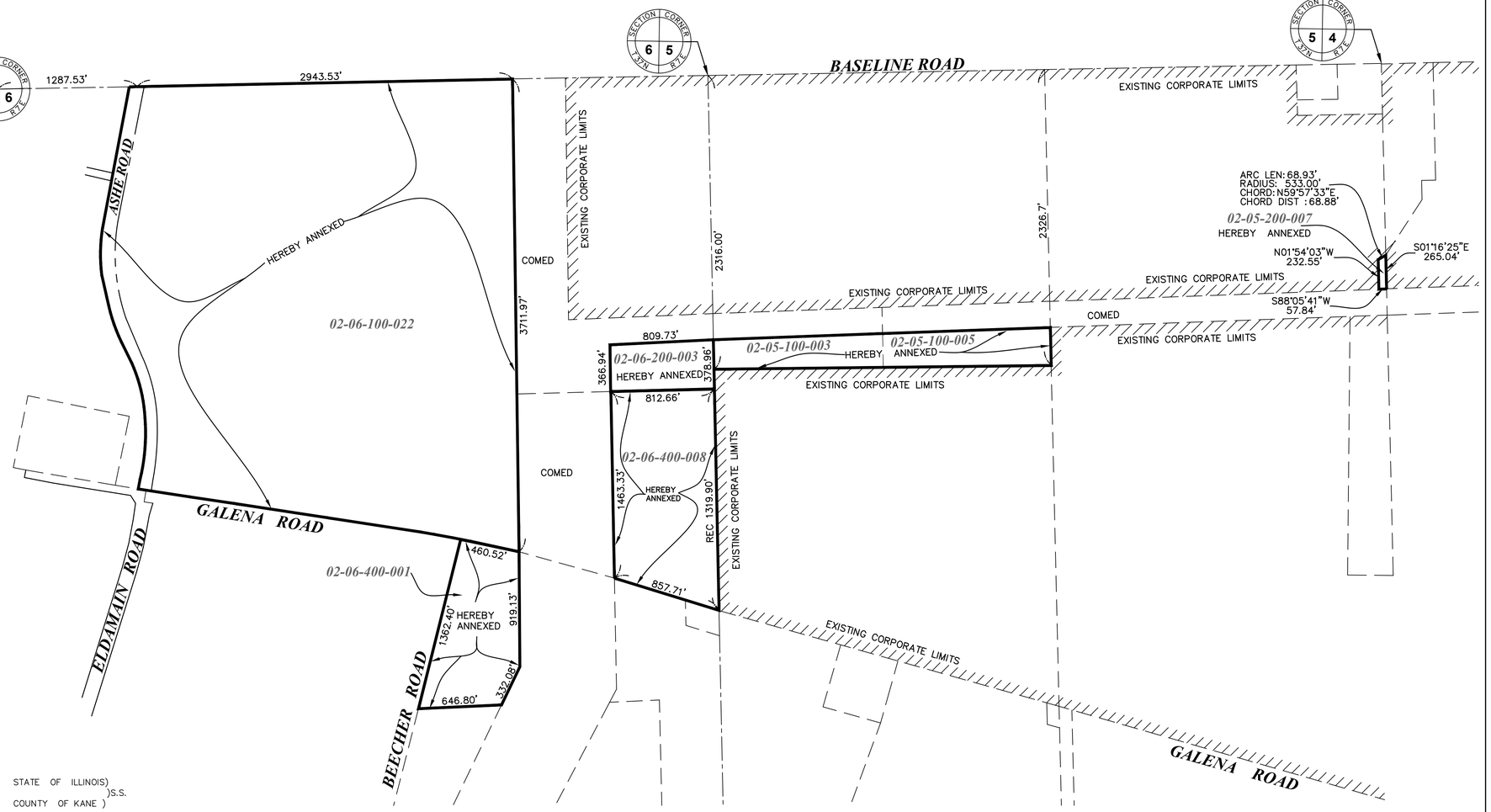
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73 4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73 4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73 4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73 28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1,319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD CONVEYED BY DOCUMENT 200200024565.



STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 4th DAY OF JUNE 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)

MARK G. SCHELLER
035-003581
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SUGAR GROVE, IL

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

UNITED CITY OF YORKVILLE
651 PRAIRIE POINT DRIVE
YORKVILLE , IL 60560

NO.	DATE	REVISIONS

PLAT OF ANNEXATION

DATE: JUNE 4, 2025
PROJECT NO. YO2451
FILE NO YO2451 ANNEX

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST

DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE

NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD CONVEYED BY DOCUMENT 200200024565.

PROJECT CARDINAL

ANNEXATION, REZONING & PUD APPLICATIONS

UNITED CITY OF YORKVILLE

MARCH 14, 2025

PROJECT CARDINAL

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Section 8. Landscape Plan

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Section 1

Project Cardinal Introduction

PROJECT CARDINAL

Project Cardinal ("Project") is an intended state-of-the-art data center campus in the City of Yorkville ("City") on approximately 1,037 acres of vacant land northwest of Route 47 and Galena Road. The Project is proposed by Pioneer Development, LLC ("Petitioner"), a hyperscale data center developer specializing in advanced digital infrastructure solutions.

The phased Project will include up to fourteen data center buildings as shown on the Concept Site Plan included in Section 6 of this application package. Each phase of the Project is expected to include one building, and each building phase is expected to become operational within twenty-four months of groundbreaking. Subject to market conditions, the first building is slated for operation in 2029, and additional buildings will come online on a ramp schedule as power availability increases. Given Chicagoland's increasing need for high-performance computing, Project completion is anticipated within the next decade.

Each building in the Project will feature architectural treatments that incorporate elements reminiscent of modern warehouse design, balancing practical necessity with aesthetics to the full extent possible. Facades will include precast concrete walls with metal elements, considering the most current technology and specific tenant requirements.

The Petitioner will install core utilities and site infrastructure, including a utility switchyard, two electrical substations, seven stormwater management basins, three main access roads with security checkpoints, on-site parking, and perimeter fencing.

The Project is innovatively designed to operate with minimal impact on public resources, generate significant tax and other revenue streams at local and state levels and enhance the region's digital and other infrastructure, while meeting the growing hyperscale technology demands of its prospective tenants.

P R O J E C T C A R D I N A L

Section 2

Application for Annexation

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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

APPLICATION FOR ANNEXATION

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC
IS THE PROPERTY OCCUPIED OR VACANT: Vacant
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:
PROPERTY STREET ADDRESS:
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East, and Galena Rd to the South (excluding farmsteads at 10094 and 10034 Baseline Rd).
CURRENT ZONING CLASSIFICATION: City of Yorkville: PUD (R-2, R-3, and B-3); Kendall County: A-1 Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential District
EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)
SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing
WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-04-100-015		

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

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

In addition to the annexation of the unincorporated parcels to the United City of Yorkville as requested by this application, there will be corresponding applications for rezoning to M-2 General Manufacturing District and for a Special Use for Planned Unit Development for all the parcels to be acquired by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, 47 to the East, and Galena Rd to the South.

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

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

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

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

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR ANNEXATION

AGREEMENT

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

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

Signed by:
Matt McCarron
PETITIONER SIGNATURE BA...

3/14/2025 | 12:32 PM PDT
DATE

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

{See Consent of Owners - Section 14}
OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

,6098325Ã-5:14671Ã/,(Ã.*"#+!*&Ä)%""Ä$-)!Ä)"$%Ä"'+"*)# ')$

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

APPLICATION FOR ANNEXATION

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron
COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801
CITY, STATE, ZIP: Sheridan, WY 82801
TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com
FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC

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

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PROPERTY STREET ADDRESS:

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ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential District
EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)
SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing
WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-05-200-007	02-06-400-001	

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In addition to the annexation of the unincorporated parcels to the United City of Yorkville as requested by this application, there will be corresponding applications for rezoning to M-2 General Manufacturing District and for a Special Use for Planned Unit Development for all the parcels to be acquired by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, 47 to the East, and Galena Rd to the South.

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

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

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

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

,6098325Ã-5:14671Ã/,(Ã.*"#+!*&Ä)%""Ä$-)!Ä)"$%Ä"'+"*)# ')$

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APPLICATION FOR ANNEXATION

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

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

DocuSigned by:
Matthew McCarron
75ACBEAF493F4BA...

PETITIONER SIGNATURE

3/21/2025

DATE

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

{See Consent of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

P R O J E C T C A R D I N A L

Section 3

Application for Rezoning

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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

APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP,Sanjay & Sameet Gupta,Galena & 47th LLC,MPLIV10, LLC,&Dale L. Konicek LLC

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

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 1037

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Famillly Res., and PUD (R-2, R-3, & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com & azaremba@msclawfirm.com	FAX:
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

ATTACHMENTS

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

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

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville 651
Prairie Pointe Drive
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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential Planned Development to the West, a mixed use Planned Unit Development to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; A portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portions of Subject Property for which Petitioner has applied to be annexed to the City are currently zoned as agricultural. The property within the general area of the Subject Property has primarily remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

Per Table 10-3-12 (B) of the Unified Development Ordinance, a data center and an electric substation are permitted uses in the M-2 General Manufacturing District. Proposed rezoning of the Subject Property to M-2 District will permit the development of a data center as proposed on the Concept Site Plan attached hereto, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. To the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space, and the corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR REZONING

REZONING STANDARDS

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

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use planned unit development and agricultural zoning, the property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also locally providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Petitioner proposes a data center on the Subject Property, with an integrated design and centrally focused activity, with buffering features on the outer borders that protect uses within the development and surrounding properties. Petitioner is submitting a corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.
Please also see:
Section 5 - Conceptual Site Plan
Section 6 - Building Elevations
Section 7 - Landscape Plan
Section 10 - Security Fencing

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The campus will feature 8 secure access points, 3 of which will be access points to the data respective portions of the campus. Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. The remaining 5 access points will experience minimal traffic. 3 are for emergency responders and 2 are dedicated to ComEd's authorized personnel for the electrical switchyard along the southwest edge of the campus on Galena Road. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electric fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security checks do not impede public traffic. Please also see Section 9 - Traffic Impact Analysis.

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The Subject Property is suitable for the desired property for many reasons included above, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property located in the broader Chicagoland community where there is increasing demand for data services.

AGREEMENT

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

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

Signed by:
Matt McCarron
75A...F4BA...

PETITIONER SIGNATURE

3/14/2025 | 12:32 PM PDT

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

-6098325Ã.5:14671Ã/-)Ã-,"",%'&Ä'$+ Ä$.*+Ä(#"!Ä# *...%-',%-

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: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP,Sanjay&Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC & Dale L. Konicek LLC

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

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, Route 47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 1037

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3 & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com&azaremba@msclawfirm.co	FAX:
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc.
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR REZONING

REZONING STANDARDS

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

According to the Comprehensive Plan adopted by the City in 2016, the City faced the issue that "...past plans were based on the assumptions of continued, fast-paced residential and commercial growth, which did not materialize after the 2008 recession. A number of zoning districts appear to have been designated with specific development plans anticipated, which, however, did not occur. Zoning and land use districts should be reviewed and revised to better reflect current development trends and to more effectively guide development in the most appropriate locations." A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial PUD. Another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Baily Meadows residential development. Neither development was ever constructed due to the 2008 recession. Rezoning of the Subject Property from residential and mixed-use residential PUD to M-2 General Manufacturing District will better reflect current development trends as discussed in the Comprehensive Plan. Specifically, the map amendment would permit the development of a data center, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. The corresponding application for a Special Use for Planned Unit Development along with the Concept Site Plan, Landscape Plan and other attachments hereto present additional framework for data center development consistent with the purposes of the Unified Development Ordinance and Comprehensive Plan.

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

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential PUD to the West, a mixed-use PUD to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland. Rezoning the Subject Property to M-2 General Manufacturing will permit the development of a data center, and to the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space. The corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

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

The Subject Property is suitable for the desired M-2 General Manufacturing zoning for many reasons specified herein, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property is located in the broader Chicagoland community where there is increasing demand for data services.

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

There is a proposed data center development on an adjacent parcel to the South of the Subject Property. This parcel has the Kendall County manufacturing zoning designation that is comparable to the City's M-2 General Manufacturing District.

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APPLICATION FOR REZONING

REZONING STANDARDS

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

Petitioner proposes a data center according to the attached Conceptual Site Plan (Section 5), Building Elevations (Section 6) and Landscape Plan (Section 7) in accordance with the requirements of 10-3-9(A) of the Unified Development Ordinance, and with deviations as requested by Petitioner in the corresponding application for a Special Use for Planned Unit Development (Section 4 and Section 5).

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

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

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ord. No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ord. No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of the Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use PUD and agricultural zoning, the Subject Property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential PUD to the West, a City mixed-use PUD to the East, and a Kendall County manufacturing use (proposed data center) to the South.

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APPLICATION FOR REZONING

AGREEMENT

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

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

DocuSigned by:
Matthew McCarron
75ACBEAF493F4BA...

PETITIONER SIGNATURE

3/21/2025

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Section 4

Application for PUD

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC	
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:	
PROPERTY STREET ADDRESS:	
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.	
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)	TOTAL ACREAGE: Approximately 1037 acres
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:	

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential	
EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)	
SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing	
WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21	

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

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02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

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

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

Signed by: Matt McCarron — 3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE — DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	Part of the Subject Property is not within City limits and is the subject of the corresponding Application for Annexation submitted by Petitioner.	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?		☐ YES	■ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

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

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

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE: Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

SPECIAL USE STANDARDS

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

Please see attached petition.

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

Please see attached petition.

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC

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

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)	TOTAL ACREAGE: Approximately 1037 acres

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

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

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

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

DocuSigned by: Matthew McCarron 75ACBEAF493F4BA... — 3/21/2025

PETITIONER SIGNATURE — DATE

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

{See Consents of Owners - Section 14} —

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	Part of the Subject Property is not within City lmits and is the subject of the corresponding Application for Annexation submitted by Petitioner.	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?		☐ YES	■ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

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

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

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE: Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

SPECIAL USE STANDARDS

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

Please see attached petition.

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

Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

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APPLICATION FOR PUD PRELIMINARY PLAN

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: 5,000	TELEPHONE: ○ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC, & Dale L. Konicek LLC

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

PROPERTY STREET ADDRESS:

TYPE OF REQUEST:

- [■] PRELIMINARY PLAN
- [ ] AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 1037	CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1

ATTACHMENTS

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

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APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd., Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (630) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc.
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

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

PETITIONER SIGNATURE _____ DATE _____

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

Section 5

Petition for Special Use and PUD Approval

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)
)
UNITED CITY OF YORKVILLE)

PETITION FOR SPECIAL USE AND PLANNED UNIT DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, Pioneer Development LLC, an Illinois limited liability company (hereinafter the "**Petitioner**"), respectfully petitions the United City of Yorkville (the "**City**") to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property (as defined and more fully set forth below).

BACKGROUND INFORMATION

1. The owners of the Subject Property are Dale L. Konicek LLC, The Konicek Family Limited Partnership, Galena & 47TH LLC, MPLIV10 LLC, and Sameer and Sanjay Gupta (collectively, the "Owners") as to each parcel as shown on Exhibit A attached hereto and incorporated herein;

2. The Petitioner is Pioneer Development, LLC, an Illinois limited liability company located at 30 N. Gould Street #38989, Sheridan, WY 82801;

3. The Petitioner is the contract purchaser of the Subject Property;

4. The Subject Property consists of approximately 1,037 acres located between Route 47, Galena Road, Ashe Road, and Baseline Road in the City, as legally described on Exhibit A attached and incorporated herein (the "**Subject Property**") and illustrated on the Concept Site Plan attached as Exhibit B (hereinafter the "**Preliminary Plan**");

5. Certain portions of the Subject Property, as shown on Exhibit C attached hereto, have not been annexed to the City, and is the subject property of that certain Application for Annexation submitted to the City by Petitioner on even date herewith;

6. The portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural;

7. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed;

8. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed;

9. The Subject Property within the City is currently zoned as a mixed use residential and commercial planned unit development;

10. The Subject Property is the subject property of that certain Application for Rezoning submitted to the City by Petitioner on even date herewith, whereby Petitioner requests the rezoning of the Subject Property to M-2 General Manufacturing District under the City of Yorkville Unified Development Ordinance (the "**Code**");

11. Petitioner proposes to develop the Property as a secure data center campus with two onsite electrical substations and one utility switchyard (the "**Data Center Campus**"), as generally depicted on the Preliminary Plan;

12. The Data Center Campus will be constructed in phases, over an estimated ten (10) year period;

13. The planned unit development will establish standards governing the phased development of the Data Center Campus;

14. As a Data Center Campus, the Subject Property will accommodate up to fourteen (14) stand-alone facilities consisting of networked computers, storage systems, and computing infrastructure used to assemble, process, store, and distribute data; and two (2) onsite electrical substations and one (1) utility switchyard will supply electricity to these facilities; and

15. Petitioner has submitted appropriate supporting details for approval of the Special Use for Planned Unit Development as set forth herein.

PROJECT SUMMARY

Petitioner is a hyperscale data center developer specializing in advanced digital infrastructure solutions. The proposed Yorkville data center campus is designed to operate with minimal impact on public resources while supporting mission-critical operations. Its electricity consumption is projected to generate significant tax revenue at local and state levels, reinforce the region's digital infrastructure, and meet the growing hyperscale technology demands of its tenants.

The Data Center Campus will be a state-of-the-art facility serving the Chicagoland market's increasing need for high-performance computing. As shown on the Preliminary Plan, spanning approximately 1,037 acres, the Data Center Campus will include up to fourteen (14) data center buildings, two (2) electrical substations, and one (1) utility switchyard, with improvements potentially spread across fourteen (14) phases. Petitioner will install core utilities and site infrastructure, including the utility switchyard, two (2) substations, seven (7) stormwater management basins, three (3) main access roads with security checkpoints, on-site parking, and perimeter fencing. Each building is expected to become operational within fifteen (15) to twenty-four (24) months of groundbreaking, with the full buildout anticipated in approximately a decade, subject to market conditions.

The campus will feature eight (8) secure access points, three (3) of which will be access points to the data respective portions of the data center campus. Two (2) access points are dedicated to ComEd's electrical switchyard and three to emergency services, these access points will experience minimal traffic and are restricted to authorized ComEd personnel and emergency responders. The switchyard access point lies along the southwest edge of the campus on Galena Road.

Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electrically actuated fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security

checks do not impede public traffic. An approximately ten-foot security fence is proposed to encircle the entire campus, including both substations and the switchyard, as shown in the Preliminary Plan.

Each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design that are as aesthetically pleasing as practically possible. Facades will include advanced glazing, refined articulation, precast concrete walls, and metal elements. The first facility is slated for operation in 2029, contingent on power availability, with additional buildings coming online on a ramp schedule as power availability increases and construction schedules allow. Building height is defined at fifty-five feet (55') to the flat roof, with rooftop equipment bringing total height to a maximum of seventy-eight (78') feet. Actual building specifications may vary in response to evolving technology or specific tenant requirements.

STANDARDS FOR SPECIAL USE APPROVAL FOR A PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-5(D)

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

The proposed Data Center Campus will enhance the public health, safety, morals, comfort, and general welfare of the City. Although portions of the Subject Property were originally annexed to the City in 2004 and 2005, respectively, the Subject Property within the City limits has remained farmland, without a productive use consistent with the underlying mixed-use residential and commercial planned unit development zoning for nearly twenty (20) years. The Data Center Campus is a permitted use in the proposed M-2 General Manufacturing District. The development of the Subject Property as the Data Center Campus will drive substantial investment in the City that will generate new construction jobs, create long-term employment opportunities, and produce significant tax and other revenues. Establishing the Data Center Campus will position the City as a competitive regional leader for future tenants and strengthen its status as an emerging employment center in the data technology sector.

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

The Subject Property lies entirely within the boundaries of Baseline Road to the North, Ashe Road to the West, Route 47 to the East and Galena Rd to the South. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district.

Data centers represent significant capital projects and are often drawn to locations with existing utility infrastructure. However, these locations still typically require substantial installations of utility upgrades to meet data center needs, especially demand for electrical capacity. Such developments, typically funded by institutional investors, yield elevated values within a sub-market and strengthen revenue streams for local governmental entities reliant on property taxes. Accordingly, Petitioner's proposed investment in the Data Center Campus, along with planned electrical substation upgrades, will appreciably increase, rather than impair or diminish, the value of adjacent properties.

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

Pending approval of the Application for Rezoning for the Subject Property to M-2 General Manufacturing District submitted to the City by Petitioner, the City recognizes a data center as an appropriate use for the Subject Property. Petitioner's application for a special use is not driven by the proposed data center use alone, but by the Petitioner's proposal for a planned unit development that provides comprehensive standards for multiple data centers in a campus-like configuration developed in phases. By committing to significant infrastructure in the initial phase, the Petitioner seeks assurance that subsequent

phases remain governed by these planned unit development standards rather than being subject to future legislative changes.

This planned unit development framework will not hinder the normal and orderly development of surrounding properties. Instead, it offers clear, consistent guidelines that may provide neighboring property owners with direction for improvement of their properties.

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

The Subject Property is well-positioned with regards to access and utilities.

Based on significant data center development experience of Petitioner, its engineers and consultants, the ingress and egress to the Data Center Campus proposed by Petitioner herein will adequately serve the intended use. Within the Data Center Campus, the Petitioner has designed a network of drive aisles essential to the campus's security and operations. All internal aisles will be privately owned, operated, and maintained, thereby minimizing the burden on public facilities and eliminating the City's responsibility for internal road upkeep. However, Petitioner will grant the City all necessary easements for perpetual private access and utilities, including water line easements as indicated on the Preliminary Plan.

Stormwater management basins will be developed in compliance with applicable regulation. Stormwater basins will be enhanced with native vegetation to create open space, establish new habitats, minimize erosion, and promote infiltration, yielding tangible ecological benefits.

In coordination with City staff, the Petitioner will determine the most optimal way to enhance the municipal sanitary and water services adjacent to the Subject Property before connecting, representing a potentially substantial investment up-front. By enhancing public infrastructure, Petitioner will position surrounding properties for further investment.

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

Petitioner has engaged engineers and consultants with extensive experience in data center facility design and has developed an efficient, secure ingress and egress plan for the Data Center Campus. Substantial setbacks from Route 47 and Ashe Road are incorporated to prevent traffic queues from

extending onto public roadways. Within the Data Center Campus, the drive aisles and gating systems are scaled and spaced to accommodate both arriving vehicles and those denied entry. On Route 47, the two (2) access points are aligned to avoid disrupting the ingress and egress of the Bristol Bay multifamily development to the East. On Ashe Road, the proposed access will not impede traffic flow or other entry to driveways. The Petitioner has retained a traffic engineer to conduct a traffic study to verify roadway capacity, and this study will be provided to the City upon completion.

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

According to the Comprehensive Plan adopted by the City in 2016, to guide future industrial development, the City aims to: 1) remove barriers to investment and encourage development through incentives and regulatory relief, 2) focus industrial attraction efforts on near-term industrial, 3) redevelop industrial zones to accommodate diverse facility sizes modern office park settings, 4) Promote best practices in building design, stormwater management, landscaping, and placemaking, and 5) ensure future industrial developments are located near adequate transportation and infrastructure networks. Granting the Special Use for Planned Unit Development to allow the proposed Data Center Campus on the Subject Property aligns with these objectives by removing regulatory barriers and fostering industrial growth. It also provides a framework to promote best practices in building design, stormwater management and landscape buffering. Accordingly, the proposed Special Use is not contrary to the objectives of the City's Comprehensive Plan and furthers its objectives in the near term.

REVIEW STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-8(E)

*1. **Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

As stated above, the proposed Planned Unit Development aligns with the City's Comprehensive Plan objectives for industrial development. Approval of a Planned Unit Development ensures coordinated, large-scale planning for this industrial site and creates a structured framework for the phased investment required by a project of this size.

2. ***Integrated Design with Identifiable Centers and Edges.*** *The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*

The Preliminary Plan provides an integrated design featuring three (3) core land uses functioning as a unified whole. A new utility switchyard and two (2) new electric substations will supply power to the fourteen (14) phased data center buildings forming a centralized utility component. The data center buildings, along with parking and access drives, serve as focal points of activity. Perimeter access drives and stormwater ponds define the campus edges, ensuring appropriate drainage for impervious surfaces in compliance with the Code, and creating a cohesive grouping of buildings, infrastructure, and amenities.

3. ***Public Welfare.*** *The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*

The proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. As mentioned above, the parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. The planned improvements are concentrated in the core of the Subject Property, with setbacks exceeding zoning requirements. Around the perimeter of the Data Center Campus, stormwater detention basins serve as open space, further protecting the current and future uses on adjacent parcels.

4. ***Compatibility with Adjacent Land Uses.*** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally*

compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

As discussed above, the proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. Overall, the building setbacks will exceed City Code requirements, and perimeter landscaping and stormwater improvements will create a natural buffer, preserving the suitability of current and future neighboring uses.

5. ***Impact on Public Facilities and Resources.*** *The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.*

The proposed Data Center Campus Planned Unit Development is designed to ensure sufficient utilities, road access, stormwater management, and other vital facilities. The Preliminary Plan shows a system of stormwater management basins to handle runoff from new impervious surfaces. Roadway access has been addressed in detail. Although public utilities do not currently reach the Subject Property, Petitioner and City staff are coordinating on a plan for extending and interconnecting these utilities. A substantial investment in utilities and other infrastructure will provide opportunity for nearby development. New electrical substations will also be constructed as a key component of the project. Overall, the Data Center Campus Planned Unit Development will not impose a substantial burden on public facilities; rather, it will enhance them in a way that likely spurs further investment on neighboring properties.

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

The proposed Data Center Campus Planned Unit Development does not substantially impact any archaeological, historical, or cultural resources listed on local, state, or federal registers, whether on or off the Subject Property. The Petitioner is conducting the relevant assessments to evaluate wetlands, waters, threatened/endangered species, and historical resources, and will coordinate any required approvals with the City before constructing improvements.

REQUIRED DEVIATIONS FROM UNIFORM DEVELOPMENT ORDINANCE

1. **Table 10-3-9(A) Bulk and Dimensional Standards.**
   The Code requires the following setbacks:
   Front: twenty-five feet (25');
   Side: twenty feet (20'); and
   Rear: none (0').
   Petitioner requests a deviation that setbacks shall be limited to the outer boundary of the Subject Property. For the purpose of setbacks, Route 47 will serve as the "Front", Ashe Road will be the "Rear", and the north and south edges of the Subject Property will be "Sides". This request includes a waiver of any setback requirements between buildings or setbacks from internal lot lines of any future subdivision.

2. **Chapter 10-4-10 Energy Industrial Uses.**
   Under the Code, data centers fall under the "Energy Industrial Use" category, for which there are currently no specific use standards in Chapter 4. Consequently, the proposed Data Center Campus is not subject to any such standards, and any new standards adopted after approval of the Special Use for Planned Unit Development will not apply to the Subject Property.

3. **10-5-1(F) Cross Access.**
   Due to the unique security requirements of the Data Center Campus, any cross-access requirements between adjacent developments, as outlined by the Code, shall be waived for the Subject Property.

4. **Table 10-5-1(H)(5) Minimum Parking Requirement.**
   In accordance with the Code, the minimum parking requirement is 0.3 spaces per 1,000 square feet for industrial uses greater than 8,000 square feet. Petitioner requests a variance to reduce that requirement to 0.2 parking spaces per 1,000 square feet. The average size of a building in the proposed Data Center Campus is 1,878,142 square feet, requiring 505 parking spaces per building. Petitioner calculates the actual parking demand will be approximately 375 parking spaces per building, under the requested .2 parking spaces per 1,000 square feet. Further, parking within the Data Center Campus will be shared among its constituent buildings and lots, rather than calculated on an individual building or lot basis. However, if exclusive occupant parking spaces are designed for a particular lot or building, those spaces will not be counted toward the overall minimum for the remainder of the campus.

5. **10-5-1 (N) Pedestrian Circulation.**
   The Code requires pedestrian walkways between buildings. Where appropriate, the Petitioner will install walkways between parking areas and building entrances, complying with ADA standards. However, there will be no pedestrian connections between buildings or open spaces. Accordingly,

the Petitioner requests a waiver of pedestrian circulation requirements, except those necessary to connect each building to its parking area within the Data Center Campus.

6. **10-5-1(O) Bicycle Parking.**
   Under the Code, bicycle parking is required. However, given the surrounding roadways and the Subject Property's intended use, bicycle access is not feasible. Accordingly, the Petitioner requests a waiver of the bicycle parking requirements.

7. **10-5-1(Q) Required Off-Street Loading Spaces.**
   In accordance with the Code, the Zoning Administrator determines the required number of off-street loading spaces. Petitioner requests a minimum of one off-street loading space per Data Center Campus building on the Subject Property.

8. **10-5-3 Landscape.**
   The Code imposes extensive landscaping requirements in and around parking lots and building areas to enhance community character. Due to the secure nature of the campus and the potential conflicts between landscaping and the mechanical systems unique to a Data Center Campus, the Petitioner seeks to reduce internal landscaped areas. In place of the City's standard requirements set forth in the Code, the Petitioner proposes to adopt the landscaping standards outlined in the Subject Property's landscape plan.

9. **10-5-4(B) & (C) Screening of Mechanical Units.**
   The Code mandates screening for both ground-mounted and rooftop-mounted mechanical units. However, due to the nature of the Data Center Campus and its associated mechanical infrastructure, Petitioner proposes an alternative standard. Ground-mounted generator units will be enclosed by vinyl fencing matching the generator's height (excluding any protruding stacks), while rooftop-mounted mechanical units within penthouses will not be required to have additional screening.

10. **10-5-5 Fences.** The Code requires that fencing not extend beyond the front plane of the primary building façade. The Petitioner seeks approval for the fencing specifications and placement as shown on the Preliminary Plan.

11. **10-5-8(4) Appearance Standards, Industrial Uses.** Under the Code, industrial buildings longer than 100 feet must include recesses along at least 30% of any facade facing a public street. However, given the significant setbacks in the Data Center Campus layout and the emphasis on open space along its perimeter, Petitioner requests that these architectural standards be waived provided that buildings are constructed with masonry or precast materials.

12. **10-7-2 Lots.** Pursuant to the Code, each lot must abut a public street, and the Planning and Zoning Commission along with the City Council retain final authority over lot size, shape, and orientation. However, given the unique, secure nature of the Data Center Campus, Petitioner request that the City waive the public street access requirement and agree to approve any future subdivision of the Subject Property that the Petitioner determines reasonably necessary and appropriate for its use, operation, maintenance, or disposition.

13. **10-7-3 Street Design and Improvements & 10-7-4 Circulation and Connectivity.**
   The Code establishes standards for street development and circulation within a proposed project. However, because this proposal does not include new streets or internal driveways, Petitioner requests exemption from those requirements.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City's Plan Council, Economic Development Committee, Planning and Zoning Commission and City Council take the necessary and appropriate action to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property and pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 14th day of March, 2025.

PETITIONER:

PIONEER DEVELOPMENT, LLC
an Illinois limited liability company



Mahoney, Silverman & Cross, LLC
Attorney for the Petitioner

EXHIBIT A

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

{Please see attached Section 13 – Legal Descriptions.}

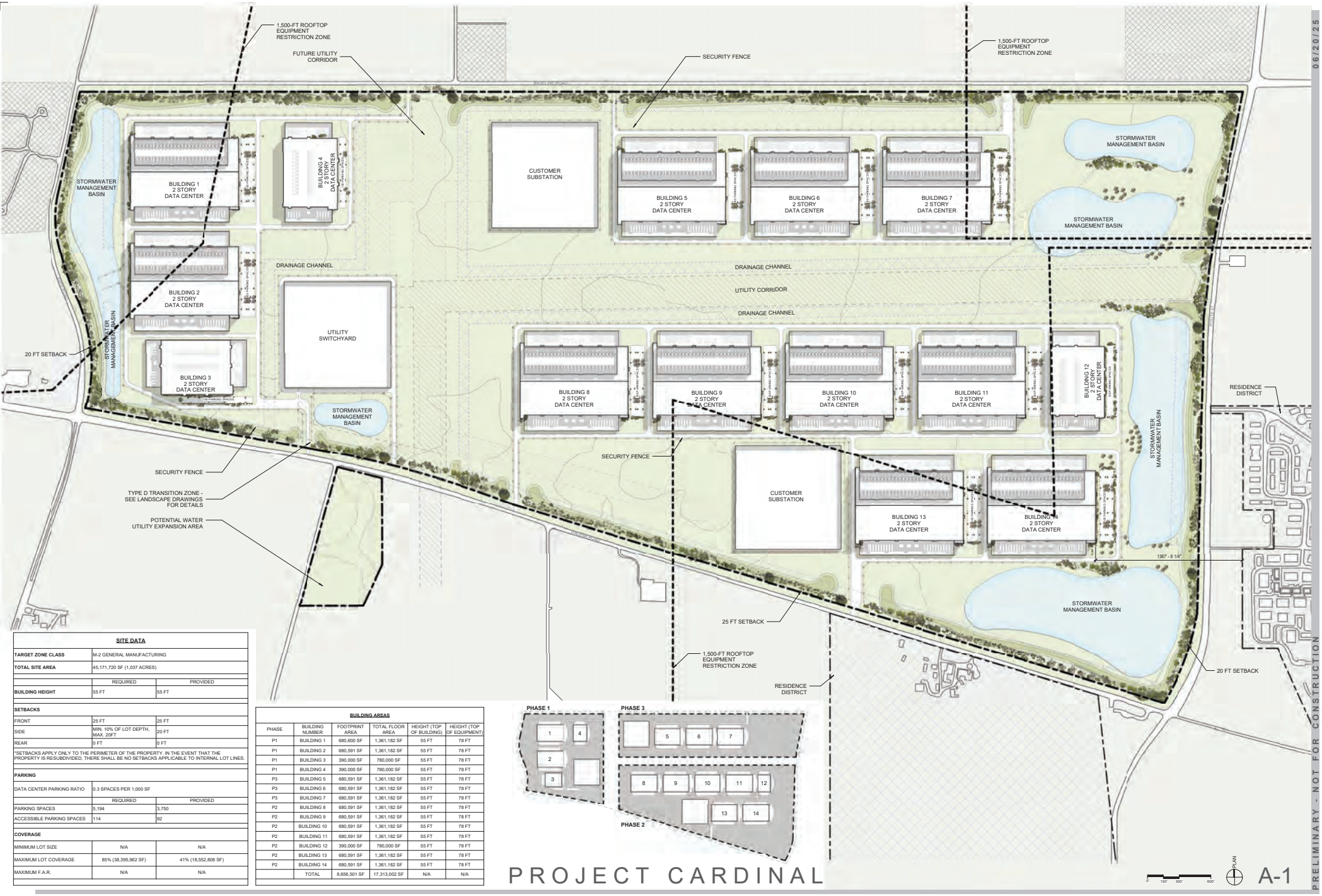
EXHIBIT B

PRELIMINARY PLAN

{Please see attached Section 6 – Conceptual Site Plan.}

Section 6

Conceptual Site Plan



SITE DATA

TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT

*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.

PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

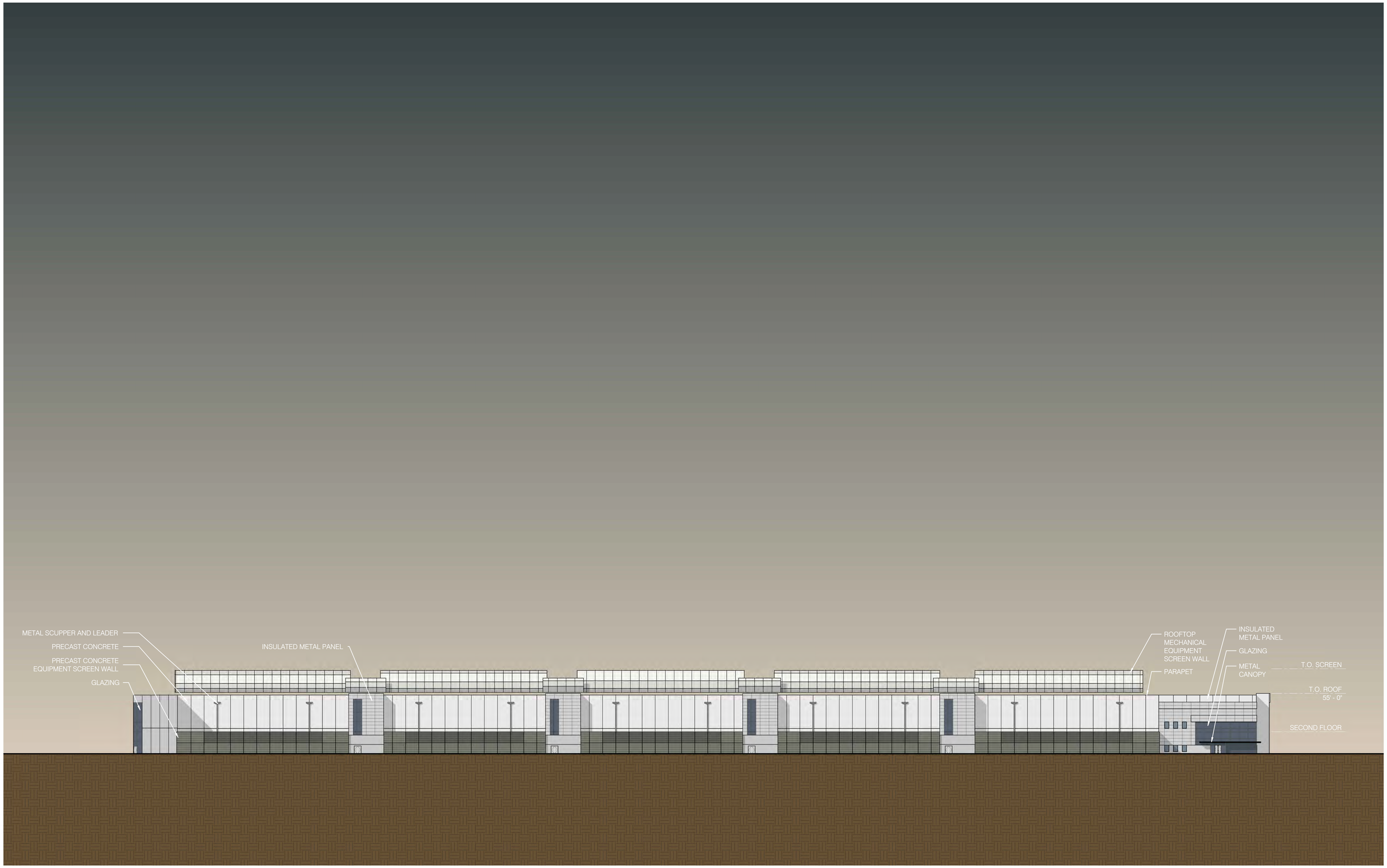
PIONEER DEVELOPMENT

SITE PLAN

BURNS McDONNELL. MH Marquies Hoefali Architecture O2

Section 7

Building Elevations



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

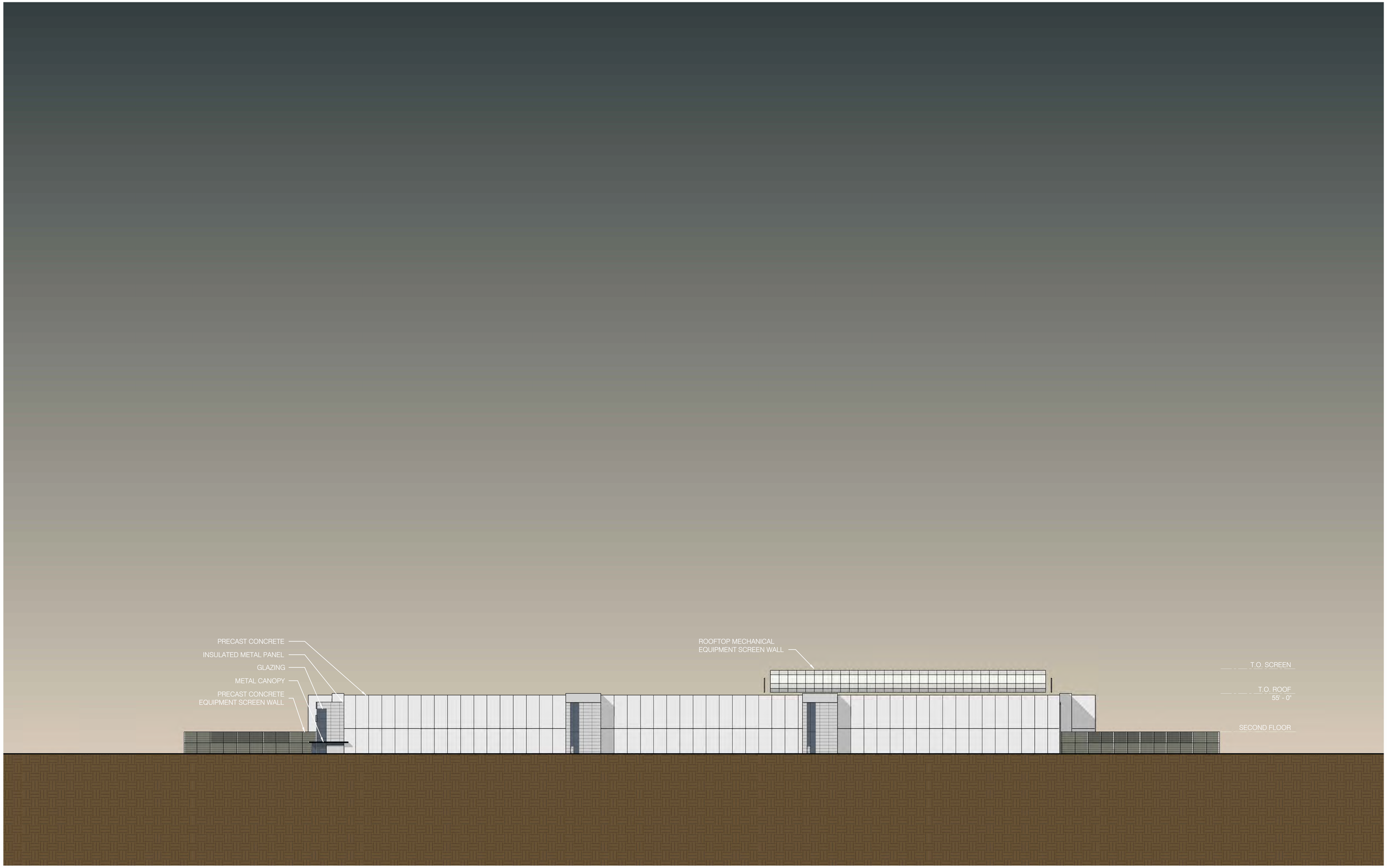
SOUTH ELEVATION

EXTERNAL FACING

BURNS McDONNELL

Margulies Hoelzli *Architecture*

PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION LEGEND

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

PROJECT CARDINAL

A-3

PIONEER DEVELOPMENT

EAST ELEVATION

EXTERNAL FACING

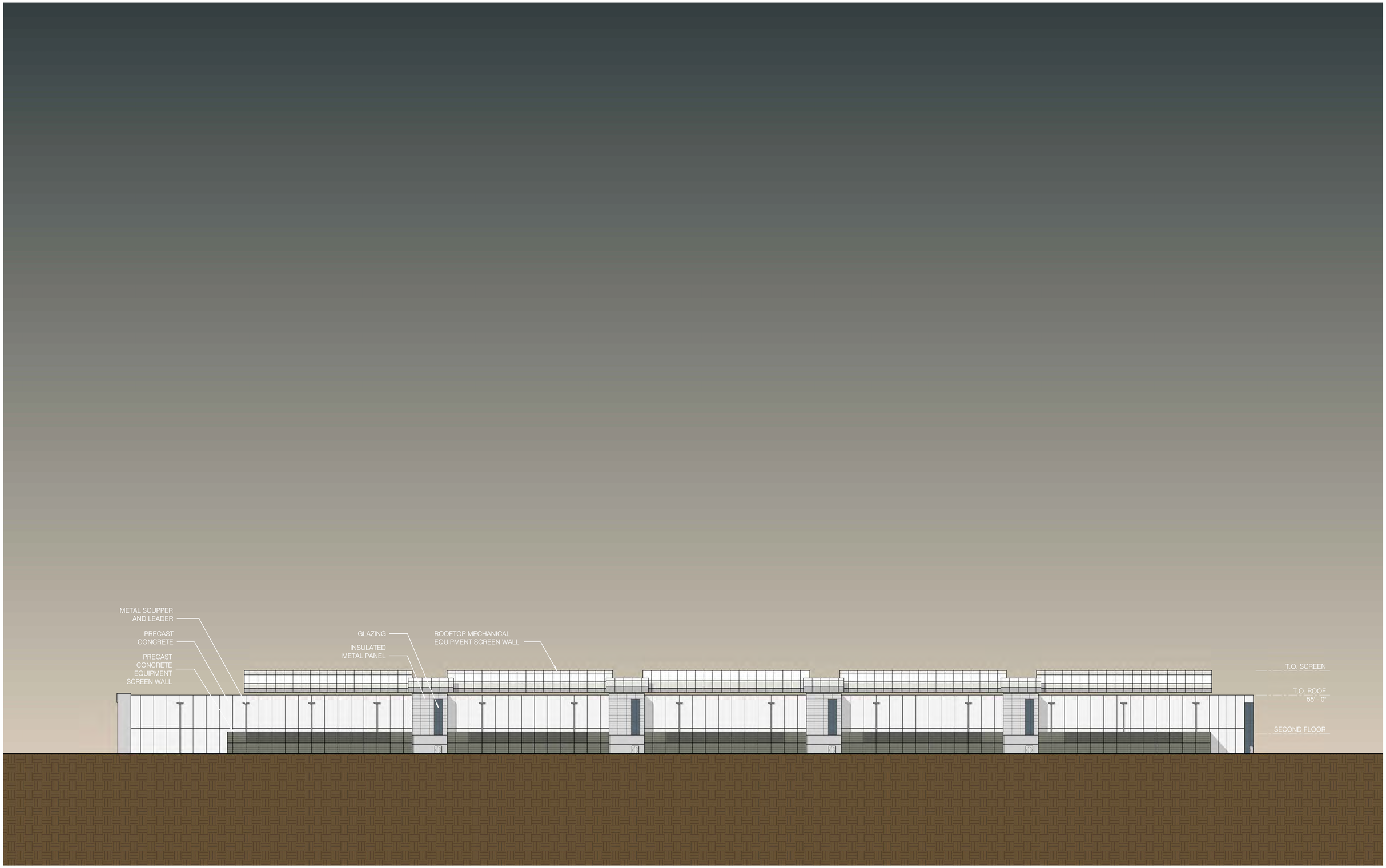
BURNS McDONNELL

Margulies Hoelzli *Architecture*

MINNEAPOLIS | CHICAGO

06/20/25

PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION LEGEND

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

PROJECT CARDINAL

A-4

PIONEER DEVELOPMENT

NORTH ELEVATION

INTERNAL FACING

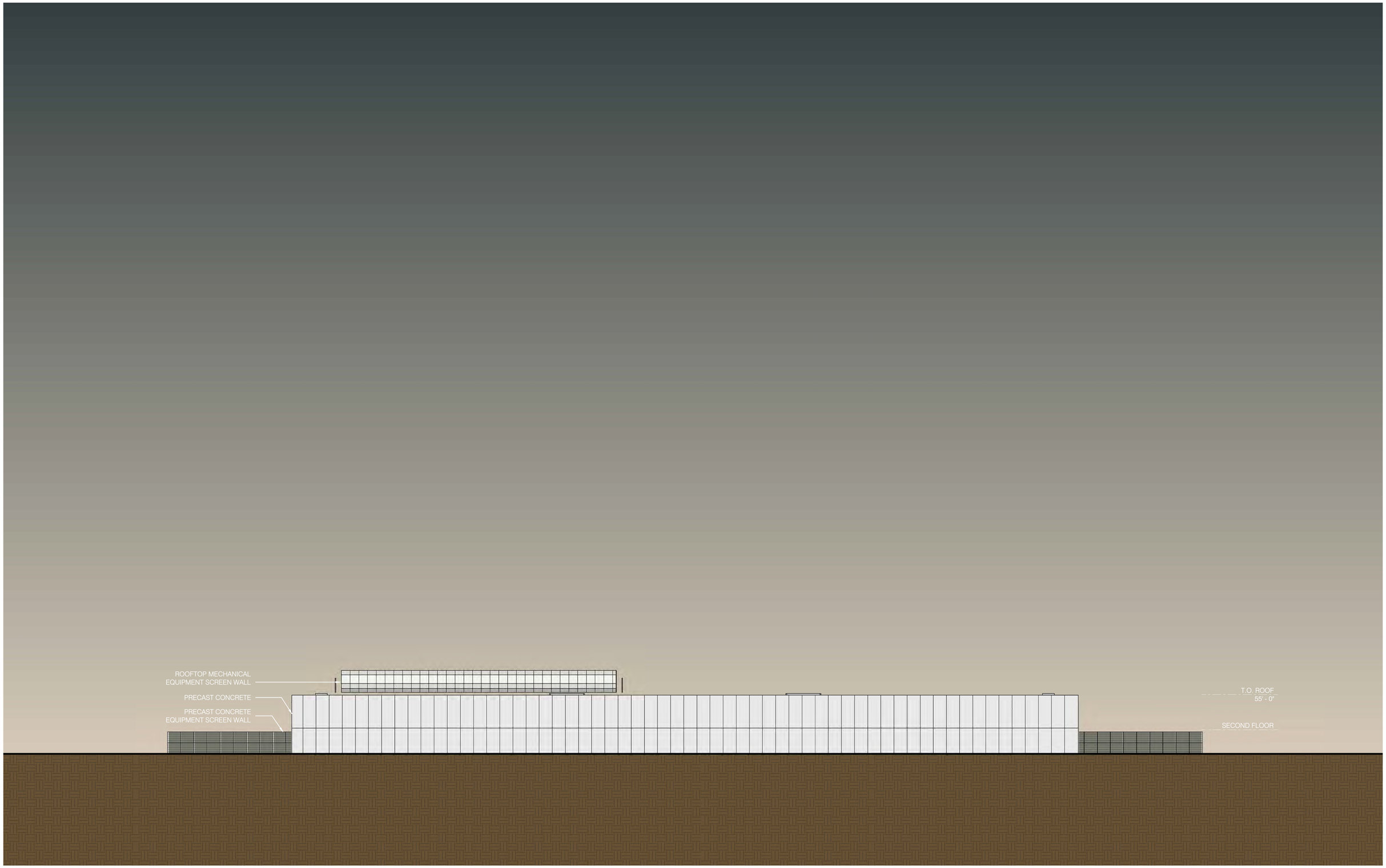
BURNS McDONNELL

Margulies Hoelzli *Architecture*

MH CHICAGO

06/20/25

PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION LEGEND

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

PROJECT CARDINAL

A-5

PIONEER DEVELOPMENT

WEST ELEVATION

INTERNAL FACING

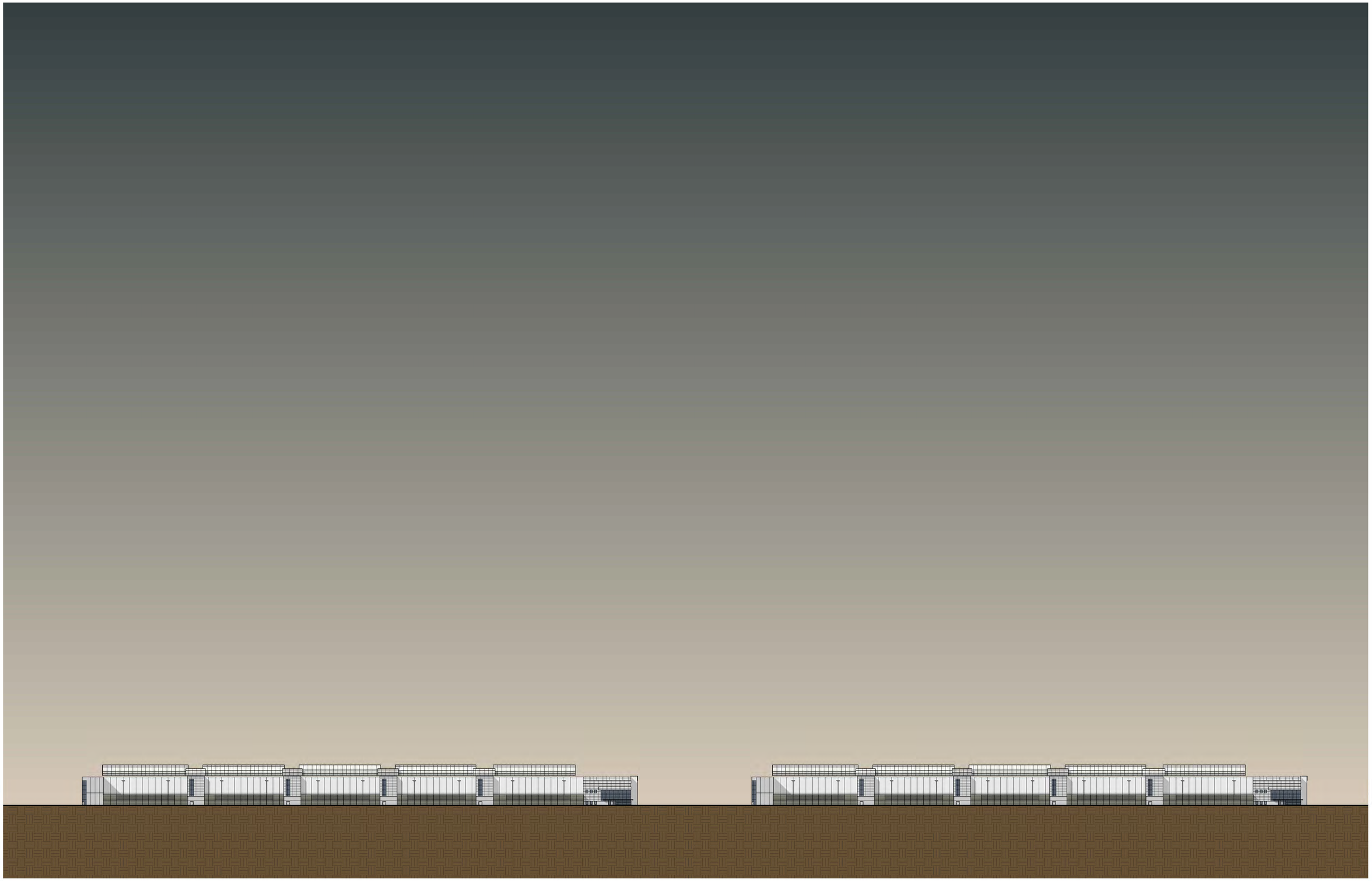
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PRELIMINARY - NOT FOR CONSTRUCTION

06/20/25



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CARDINAL

A-6

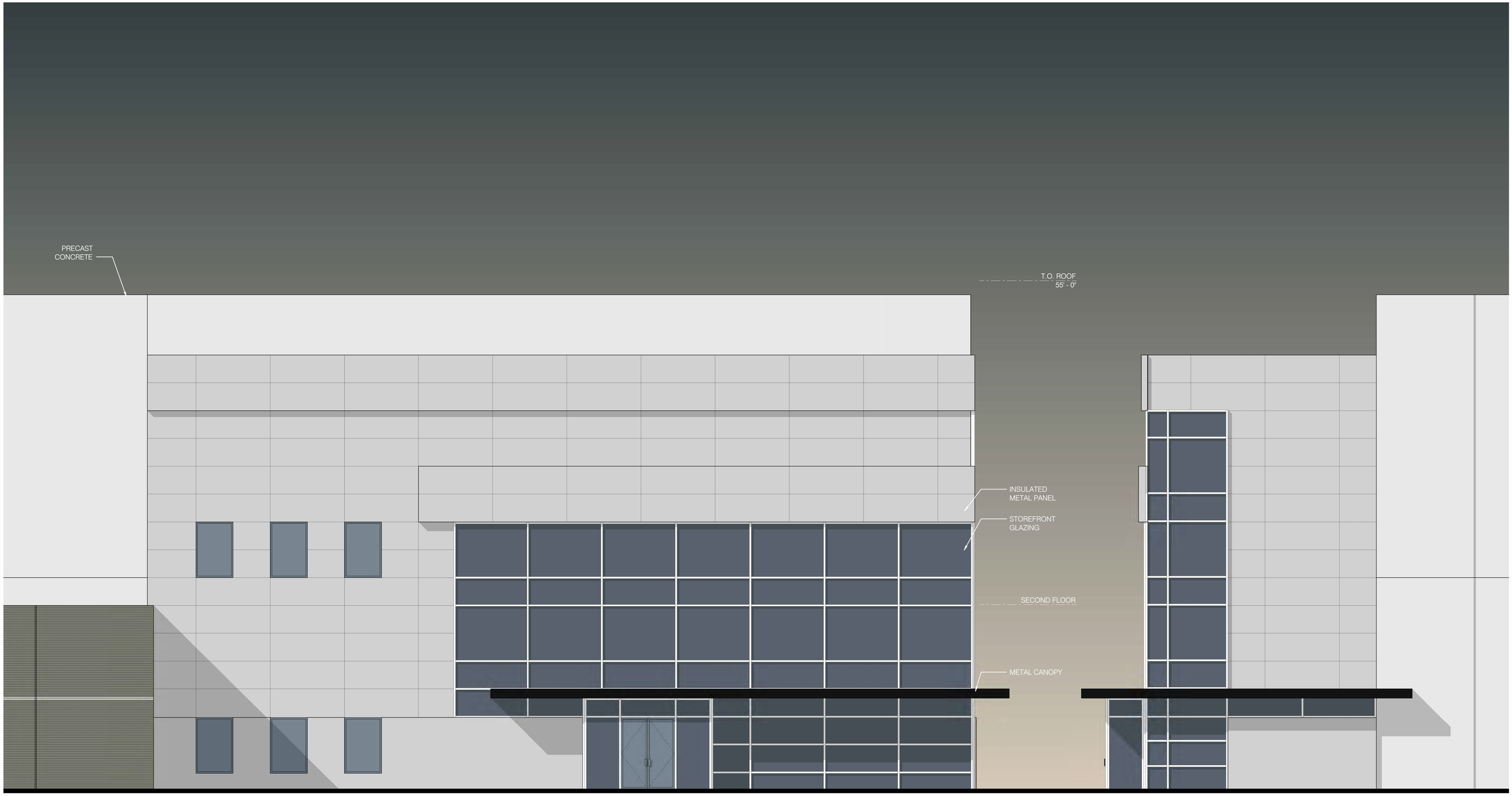
PIONEER DEVELOPMENT

SOUTH ELEVATIONS

BURNS McDONNELL

MH Margulies Hoelzli Architecture

O2 ARCHITECTURE CHICAGO



06/20/25

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CARDINAL

A-7

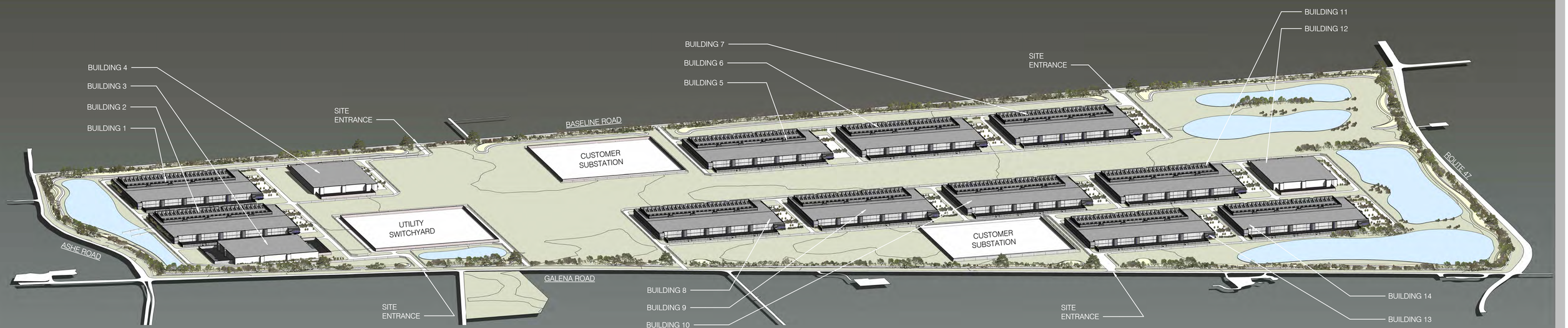
PIONEER DEVELOPMENT

FRONT OF HOUSE

BURNS McDONNELL

Margulies Hoelzli *Architecture*

MINNEAPOLIS | CHICAGO





1 SOUTH SITE ELEVATION - FROM GALENA ROAD
SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-8

PRELIMINARY - NOT FOR CONSTRUCTION

06/20/25

PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL

MH Margulies Hoelzli *Architecture*

O2 MINNEAPOLIS | CHICAGO



2 WEST SITE ELEVATION - FROM ASHE ROAD
SCALE: 1" = 300'-0"



3 EAST SITE ELEVATION - FROM ROUTE 47
SCALE: 1" = 300'-0"



1 NORTH SITE ELEVATION - FROM BASELINE ROAD
SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-9

PRELIMINARY - NOT FOR CONSTRUCTION

06/20/25

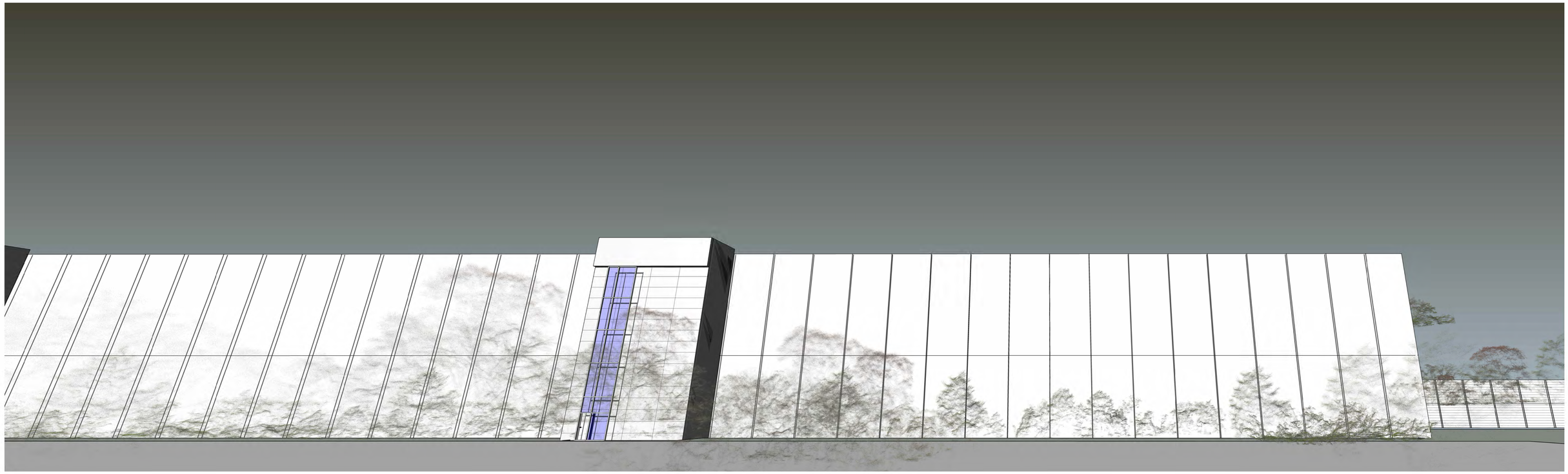
PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL
Margulies Hoelzli Architecture
MINNEAPOLIS | CHICAGO



1 PERSPECTIVE: FRONT OF HOUSE CORNER
SCALE: NTS



2 PERSPECTIVE: ROOFTOP EQUIPMENT FROM PARKING LOT
SCALE: NTS

06/25/25

PRELIMINARY - NOT FOR CONSTRUCTION

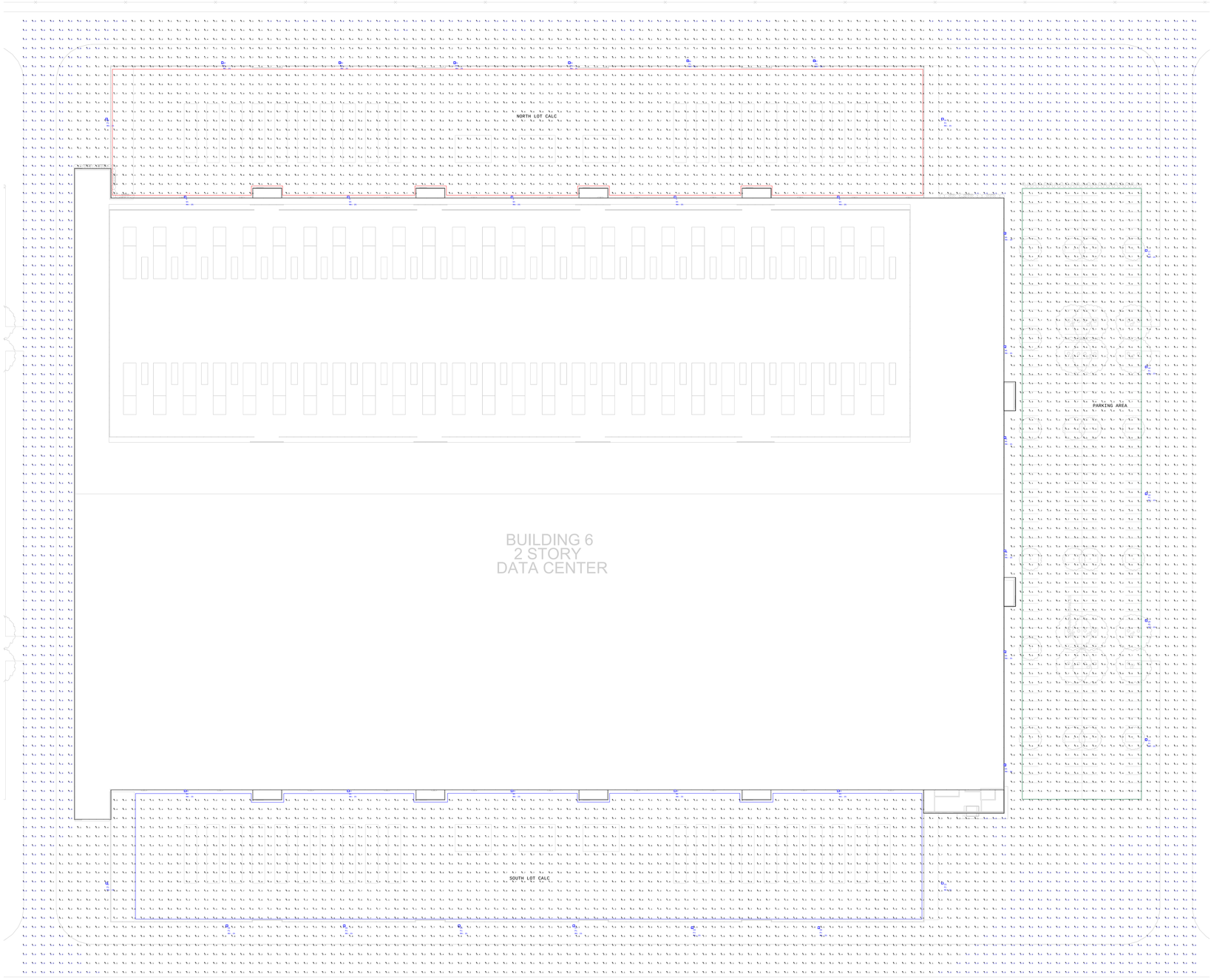
PROJECT CARDINAL

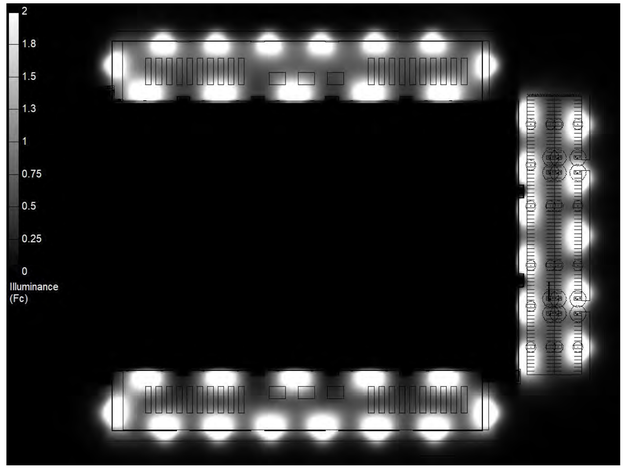
A-10

PIONEER DEVELOPMENT

PERSPECTIVE

BURNS McDONNELL · Margulies Hoelzli Architecture · O2 MINNEAPOLIS | CHICAGO





Luminaire Location Summary		
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NOTES

- PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
- THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
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- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**
FULL AREA_FULL AREA	Illuminance	Fc	0.96	7.4	0.0	N.A.	N.A.
NORTH LOT CALC	Illuminance	Fc	1.43	7.4	0.4	18.50	3.58
PARKING AREA	Illuminance	Fc	1.38	6.2	0.3	20.67	4.60
SOUTH LOT CALC	Illuminance	Fc	1.40	6.8	0.1	68.00	14.00

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.								
Symbol	**Qty**	**Tag**	**Manufacturer**	**Description**	**Arrangement**	**Luminaire Lumens**	**Luminaire Watts**	**LLF**
	21	P1	Industrial Lighting Products Inc	VAM-21L-U-40-T4-[PMB;SLPF]	Single	23204	194.57	0.900
	16	W1	Industrial Lighting Products Inc	VAM-21L-U-40-T4-[PMB;SLPF]	Single	23204	194.57	0.900

DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

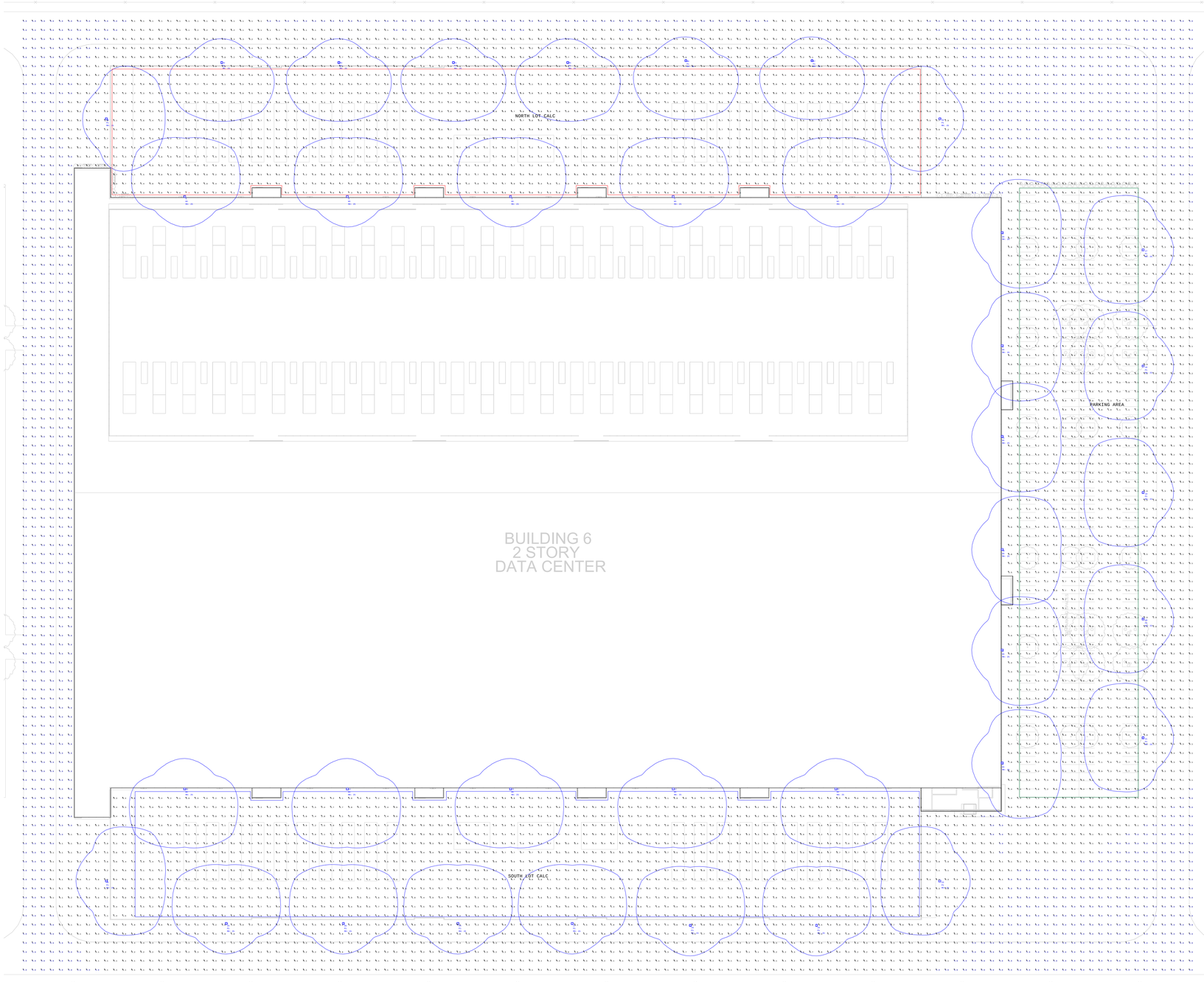
PG CONTACT:
Lisa Bernacchi
lisa.bernacchi@pg-enlighten.com
708.205.6182

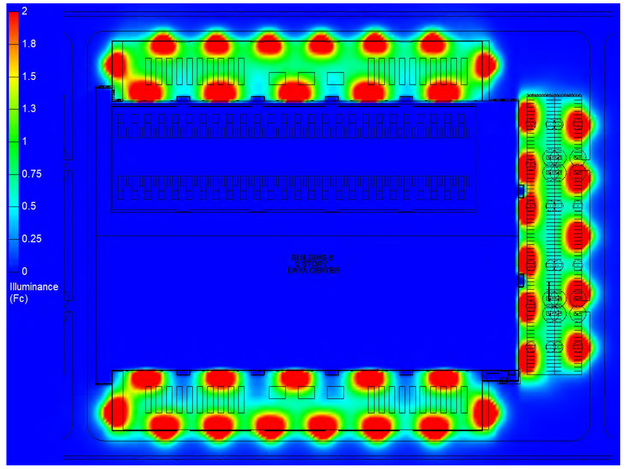
REVISIONS		
1	XX/XX/XXXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

PROJECT NAME:
DATA CENTER - PROJECT CARDINAL SITE

CLIENT NAME:
Margulies Hoelzli Architecture

Date:7/1/2025





Luminaire Location Summary		
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37	VAM-21L-U-40-T4_1	25

NOTES

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Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**
FULL AREA_FULL AREA	Illuminance	Fc	0.96	7.4	0.0	N.A.	N.A.
NORTH LOT CALC	Illuminance	Fc	1.43	7.4	0.4	18.50	3.58
PARKING AREA	Illuminance	Fc	1.38	6.2	0.3	20.67	4.60
SOUTH LOT CALC	Illuminance	Fc	1.40	6.8	0.1	68.00	14.00

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.								
Symbol	**Qty**	**Tag**	**Manufacturer**	**Description**	**Arrangement**	**Luminaire Lumens**	**Luminaire Watts**	**LLF**
	21	P1	Industrial Lighting Products Inc	VAM-21L-U-40-T4-[PMB;SLPF]	Single	23204	194.57	0.900
	16	W1	Industrial Lighting Products Inc	VAM-21L-U-40-T4-[PMB;SLPF]	Single	23204	194.57	0.900

enlighten

DRAWN BY:
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lisa.bernacchi@pg-enlighten.com
708.205.6182

REVISIONS	DESCRIPTION
1	XX/XX/XXXX
2	XX/XX/XXXX
3	XX/XX/XXXX

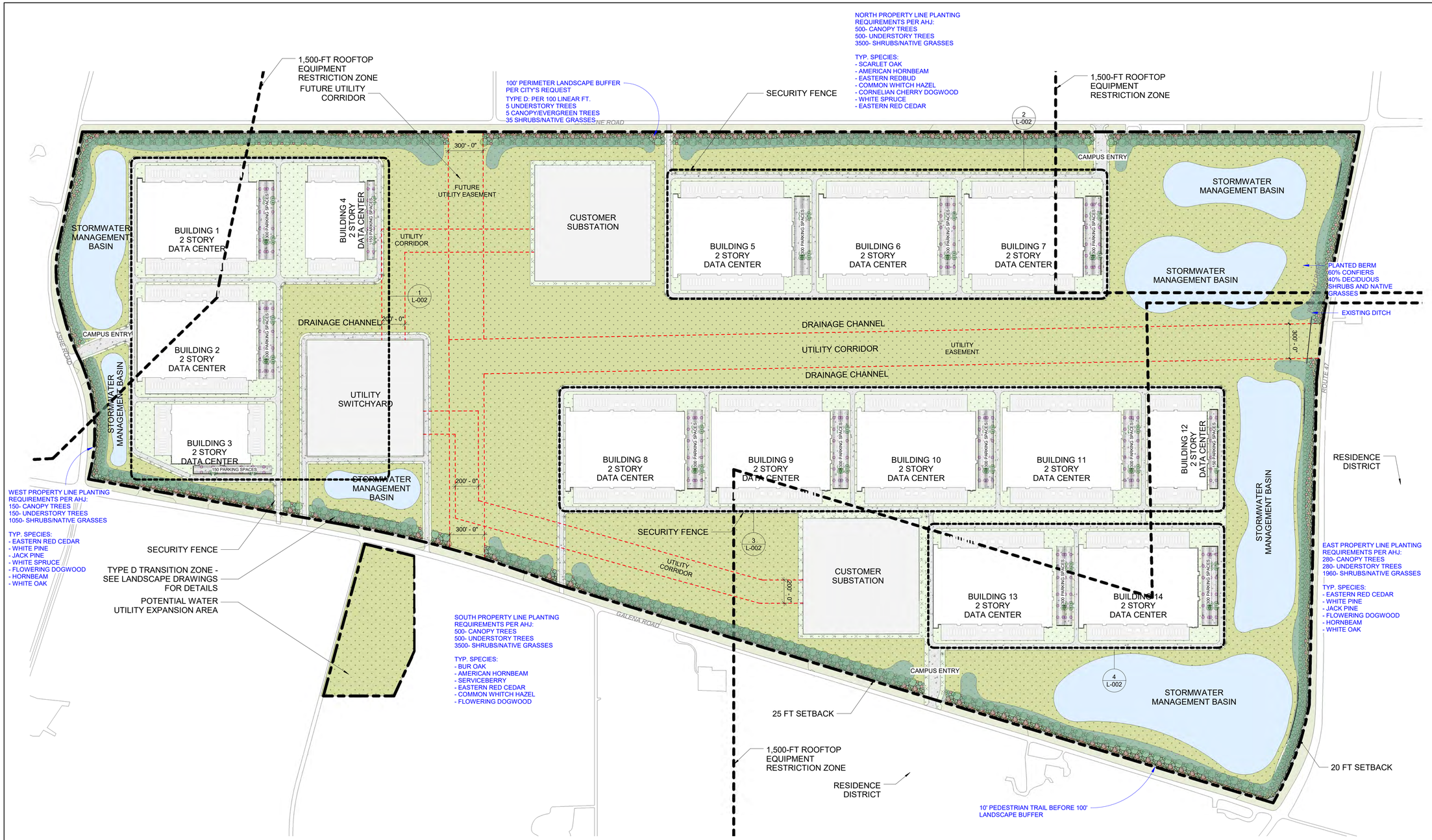
PROJECT NAME:
DATA CENTER - PROJECT CARDINAL SITE

CLIENT NAME:
Margulies Hoelzli Architecture

Date:7/1/2025

Section 8

Landscape Plan



1 CAMPUS PLAN Copy 1
1" = 400'-0"

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING - SOD
- LANDSCAPE SEEDING/PLANTING - PRAIRIE MIX

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revisions

no.	date	description

keyplan

registration

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS McDONNELL

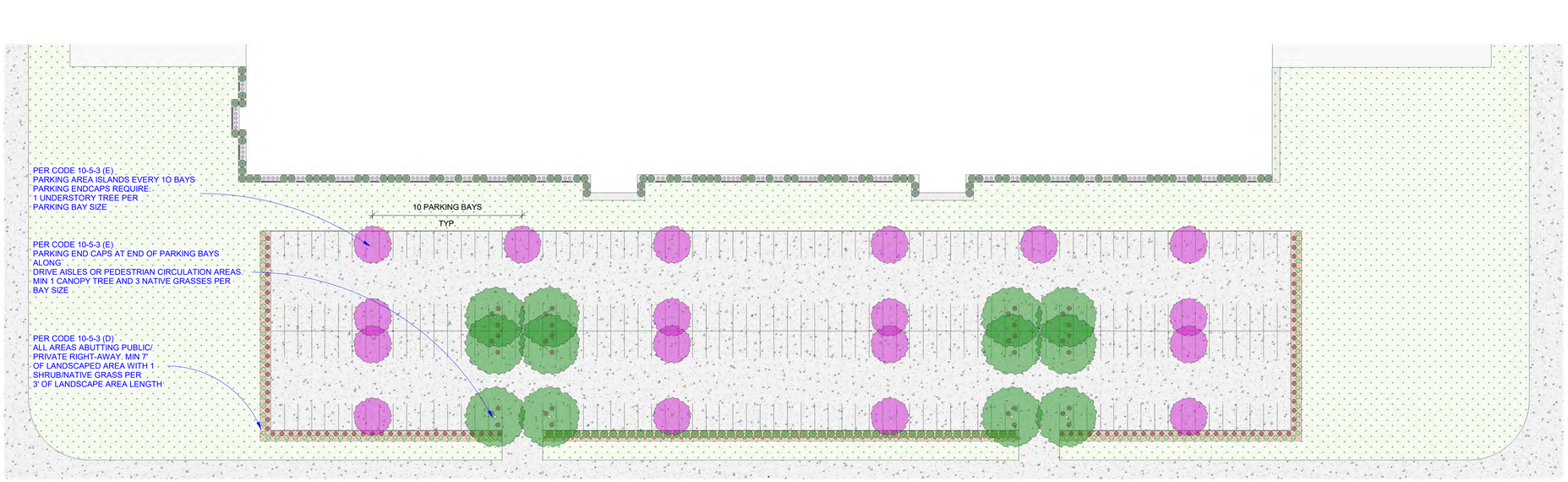
date
03/13/25

CONFIDENTIAL

project
Project Name

sheet title
CAMPUS PLAN MARK-UP

sheet number
NA1



1 ENLARGED ENTRY PLAN - DC 1 PARKING PLANTING
1" = 40'-0"

PARKING LOT PERIMETER LANDSCAPE ZONE REQUIREMENTS

1. LOCATION: ALL OFF-STREET PARKING AREAS WHICH ABUT A PUBLIC OR PRIVATE RIGHT-OF-WAY, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE AND TREES AS REQUIRED BY THIS SECTION LOCATED BETWEEN THE BACK OF CURB OF THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.

2. RIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.
A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.
B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUNDCOVER INCLUDING MULCH OR STONEWORK.

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revisions

no.	date	description

keyplan

registration

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS McDONNELL®

date
03/13/25

CONFIDENTIAL

project
Project Name

sheet title
ENLARGED ENTRY PLANS DC1-DC2
MARK-UPS

sheet number
NA2

Section 9

Traffic Impact Analysis

Methodology Memorandum

Project Understanding

The proposed industrial development is in the City of Yorkville and District 3 of the Illinois Department of Transportation. The site is generally located south of Baseline Road, North of Galena Road, east of Elda main Road, and west of IL 47. The project site is adjacent to both City and State maintained roadways which will require coordination with both interties.

The purposes of the Traffic Impact Analysis (TIA) are to evaluate proposed traffic conditions under build and no-build conditions as it pertains to the proposed development. The TIA will be developed in accordance with the TIA Guidelines contained within the Yorkville, IL Unified Development Ordinance. The proposed scope of services will be performed for normal operating time periods and peak operating time periods.

Scope of Services

The following sections detail the proposed scope of work. The following guidelines will be followed in the preparation of the traffic impact analysis:

- Highway Capacity Manual, 7th Edition
- Institute of Transportation Engineers Trip Generation Manual, 11th Edition
- Yorkville, IL Unified Development Ordinance Traffic Study Guidelines
- IDOT Bureau of Design and Environmental Manual

Project Information

The proposed project site consists of approximately 1,000 acres of Data Center and supporting utility land uses. Two sizes of Data Center buildings are planned for the proposed development, consisting of fourteen (14) total buildings. These include:

- Eleven (11) Data Centers at approximately 1,361,200 SF each
- Three (3) Data Centers at approximately 780,000 SF each

The proposed project site location in relation to Yorkville, IL and Montgomery, IL is shown in Figure 1. A Preliminary Site Plan is shown in Figure 2, depicting general footprint and proposed access locations for the development.



Figure 1: Project Site Location

Definition of the Study Area

The proposed project site is abutted by three IDOT classified roadways and one locally classified roadway, including:

- Hwy 47 – Classified as a Other Principal Arterial by IDOT
- Galena Road – Classified as a Minor Arterial by IDOT
- Ashe Road – Classified as a Minor Arterial by IDOT
- Baseline Road – Classified as a Local Street by IDOT

Figure 3 depicts the surrounding roadways as classified by IDOT.

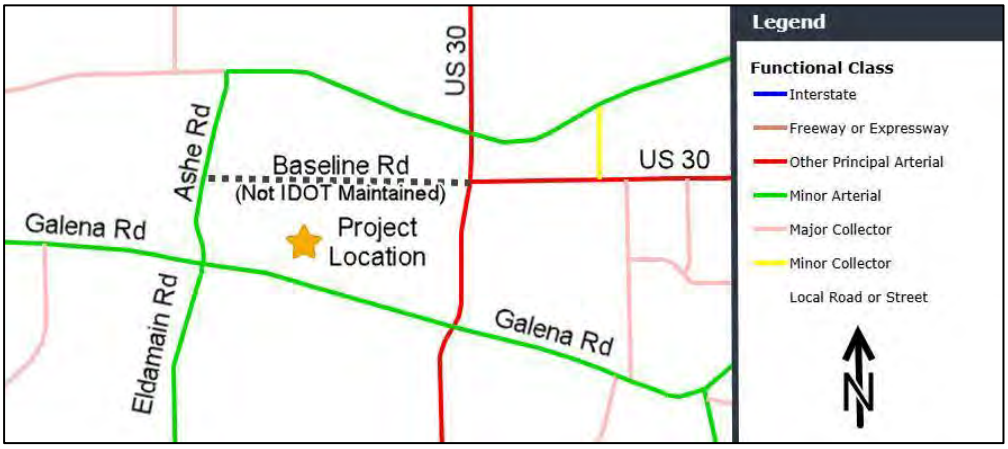


Figure 3: IDOT Roadway Classifications

Additionally, abutting roadways to the project site are maintained by the following agencies, according to the IDOT Roadway Jurisdiction Map:

- Hwy 47 – Maintained by IDOT
- Galena Road – Maintained by Kendall County
- Ashe Road – Maintained by Kendall County
- Baseline Road – Maintained by Yorkville, IL

Traffic Data Collection

Traffic data collection will be performed for the periods from 7:00 AM-9:00 AM and 4:00 PM-6:00 PM at the following locations:

- Study Int #1 – Eldamain Road at Baseline Road
- Study Int #2 – IL 47 at Baseline Road
- Study Int #3 – IL 47 at Galena Road
- Study Int #4 – Eldamain Road at Galena Road

Trip Generation Data

Trips generated by the proposed development were calculated based upon the intended land use and density. Generated trips were calculated per Institute of Transportation Engineers (ITE) trip generation methodologies utilizing the current *ITE Trip Generation Manual, 11th Edition*. For the purposes of this assessment, Land Use Code 160 – Data Center was referenced. Table 1summarizes resulting trip generation projections for the proposed development considering each building's respective size and quantity.

Table 1: ITE Trip Generation Calculations

Development		Units	AM Hour			PM Hour		
Number of Buildings	KSF	Daily*	Total*	In*	Out*	Total*	In**	Out**
11	1,361.2	1,348	171	94	77	144	43	101
3	780	772	96	53	43	80	24	56
Total		**17,144**	**2,169**	**1,193**	**976**	**1,824**	**545**	**1,279**

Note: Trip Generation Calculations Presented per Building

* Average Rate - Referenced Average Rate Equation based on few numbers of studies and less than 0.75 R^2

- Weekday: Trips = 0.99 x (Units)
- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.11 x (Units)
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.09 x (Units)

** Fitted Curve – Referenced Fitted Curve Equation based on an R^2 greater than 0.75

- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.13 x (Units) – 5.63
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.11 x (Units) – 5.65

Trip Distribution Assumptions

Trip distribution for the Traffic Study will be approached through review of historical traffic volumes and collected intersection turning movement counts and based on the weighting of traffic demand from currently serviced volumes. Figure 4 depicts the most recent average daily traffic volume data available on IDOT's online data portal.



Figure 4: IDOT Average Annual Daily Traffic Volume [Accessed March 13th, 2025]

Background Growth Rate Determination

Future background traffic volume growth is anticipated to be based on correspondence with the Chicago Metropolitan Agency for Planning (CMAP). Following the Traffic Study Scoping Meeting, a request for CMAP growth rates will be prepared. No other area developments are known at this time. Potential area developments that could impact the study area will be requested during the Traffic Study Scoping Meeting.

Intersection Capacity Analysis

Intersection capacity analysis will be performed to *Highway Capacity Manual* methodologies using TrafficWare Synchro version 12. Analysis output files will be provided within the appendix of the report. A target LOS of D or better will be referenced for the purpose of considering traffic mitigation strategies.

As part of the Traffic Study Scoping meeting, existing traffic signal timing sheets within the study area will be requested. In the event that traffic signal timings are not made available, the project team will reference the collected video-based traffic counts to observe typical existing traffic signal cycle-lengths and optimize software traffic signal timings to the phasing splits.

Traffic Analysis Development

The Traffic Study will be prepared according to the following outline:

I. **Introduction**
II. **Project Conditions**
    a. Land Uses
    b. Roadway System
    c. Traffic volumes
    d. Proposed Development
        i. Land Use Development
        ii. Roadway Development
III. **Traffic Forecasts**
    a. Project Traffic Volumes
        i. Trip Generation
        ii. Trip Distribution and Assignment
    b. Background Traffic Volumes
    c. Future Traffic Volumes
IV. **Traffic Analysis**
    a. Auxiliary Lane Analysis
    b. Traffic Signal Warrant Analysis (if necessary)
    c. Capacity Analysis
        i. Existing Scenario
        ii. Background Scenario
        iii. Future with Project Scenario
        iv. Potential Mitigation Scenario
    d. Queue Length Analysis
    e. Site Circulation
    f. Proposed Lane Configuration
V. **Conclusions**


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P R O J E C T C A R D I N A L

Section 10

Stormwater Calculations

Preliminary Drainage Memo

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Overview

The Subject Property is approximately 1,037 acres located in Yorkville, Kendall County, Illinois. The site boundaries are Baseline Road to the north, Galena Road to the south, Ashe Road to the west, and State Route 47 to the east. The proposed development is currently planned to include fourteen (14) data centers, two (2) owner substations, and one (1) ComEd switchyard. The result of these improvements is anticipated to add approximately 663 acres of impervious area.

The existing site is primarily undeveloped and agricultural use. There are approximately six (6) acres near the northeast that are utilized for single family residential and a cell tower. The eastern portion of the site appears to drain east to Rob Roy Creek, while the northwestern portion drains west past Ashe Road and the southwestern / south central portion past Galena Road.

The FEMA Flood Insurance Rate Map (FIRM) for the Subject Property shows that there are no floodplains within the site. The National Wetlands Inventory (NWI) shows a Riverine along the eastern boundary of the site (Rob Roy Creek). According to NRCS Web Soil Survey, the Subject Property is composed of several soil types. These various hydrologic soil groups determine the potential for stormwater runoff. Approximately 27.3% of the site is class C/D, 42.8% class C, and 29.9% class B/D, all of which have moderate to high runoff potential. Maps representing these findings are provided in Appendix D, E, and F.

Drainage Narrative

The site must follow the regulations set in the Kendall County Stormwater Management Ordinance and the stormwater specifications set in the City of Yorkville Unified Development Ordinance. These regulations require stormwater runoff to be limited to 0.15 cfs/acre in the 100-year storm event, 0.08 cfs/acre in the 25-year storm event, and 0.04 cfs/acre in the 2-year storm event. Additionally, stormwater must be discharged with less flow and in the same locations as prior to development.

To meet the County and City requirements for the release rate, the site will be limited to 155.55 cfs in the 100-year event, 82.96 cfs in the 25-year event, and 41.48 cfs in the 2-year event.

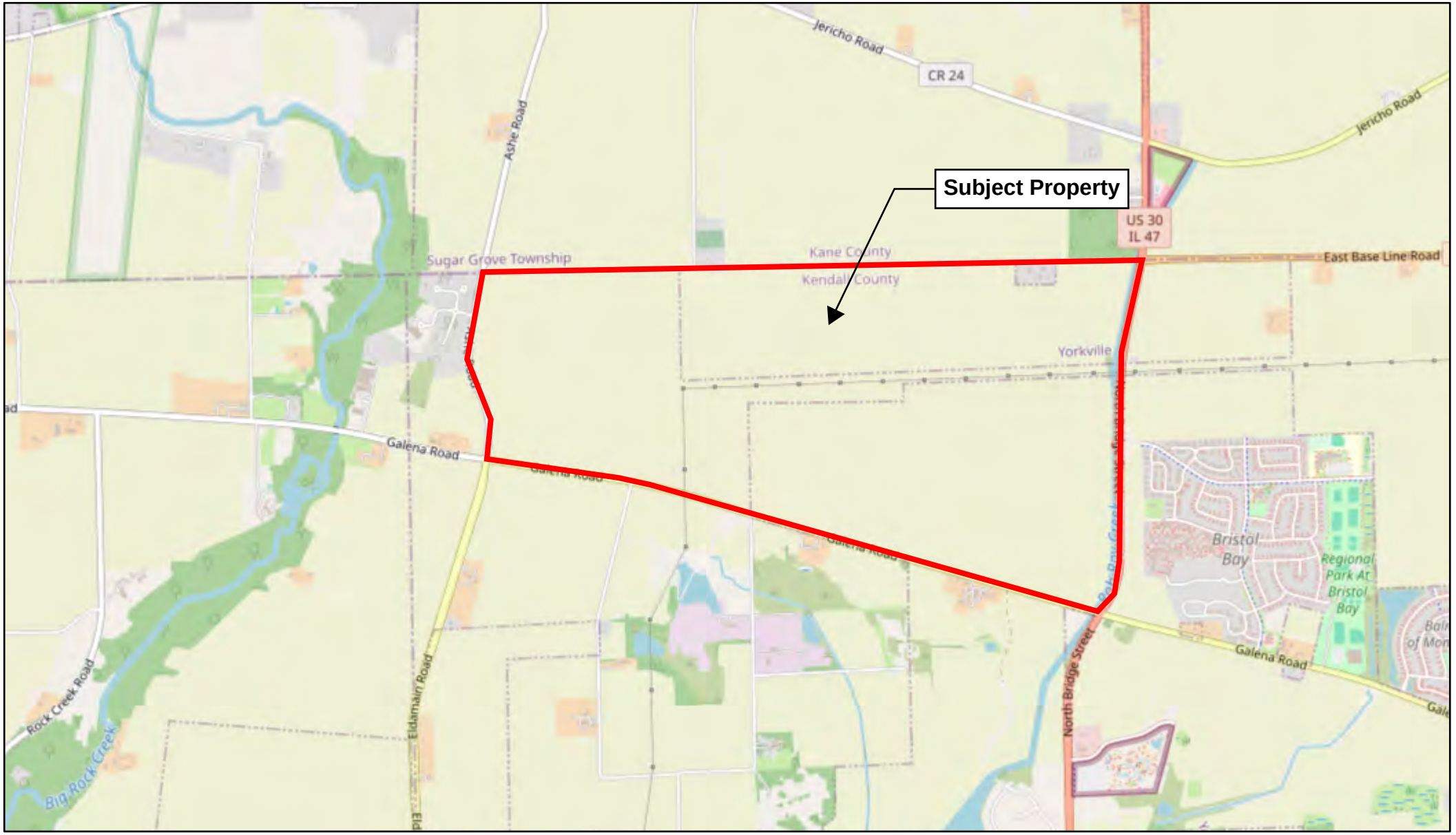
The proposed drainage plan will consist of multiple inter-connected open channels that tie into stormwater basins. The ComEd utility switchyard will also have a dedicated stormwater basin. The ponds will then be discharged to existing culverts along the western and southern boundaries, and to Rob Roy Creek to the east. Final building layouts and stormwater pond sizing are subject to change, but all ponds will be discharged at a rate in accordance with the County and City requirements noted above.

Conclusion

It is our opinion that the proposed stormwater management design is compliant with the Kendall County and City of Yorkville stormwater regulations. The proposed drainage channels and stormwater basins for the data centers, substations, and utility switchyard will provide sufficient storage and meet required discharge rates in the proposed condition.

Appendix A – Project Location Map

The National Map Advanced Viewer



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1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

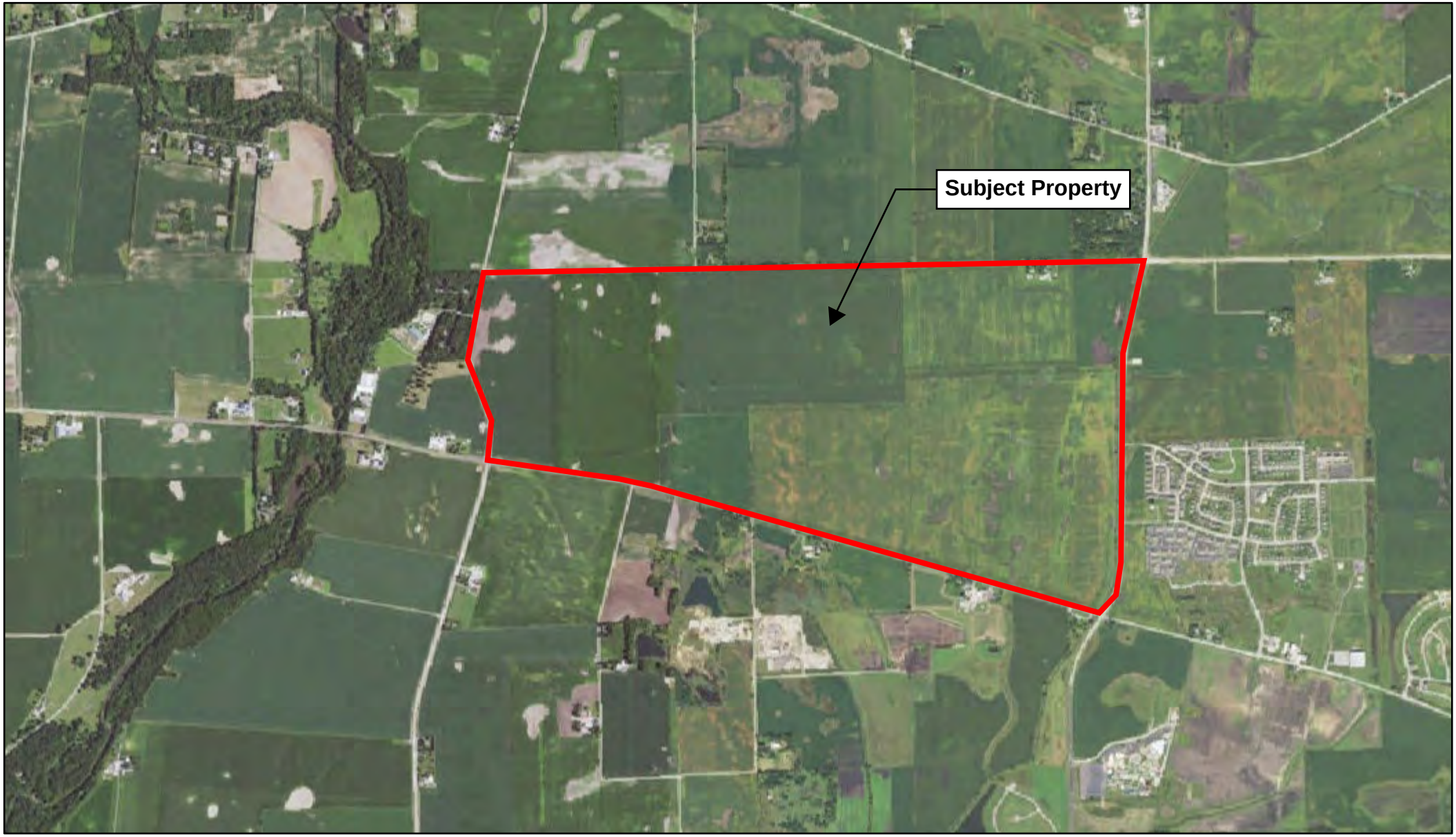
Map data © OpenStreetMap contributors, CC-BY-SA

USGS

2021 USGS

Appendix B – Aerial Map

The National Map Advanced Viewer



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1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

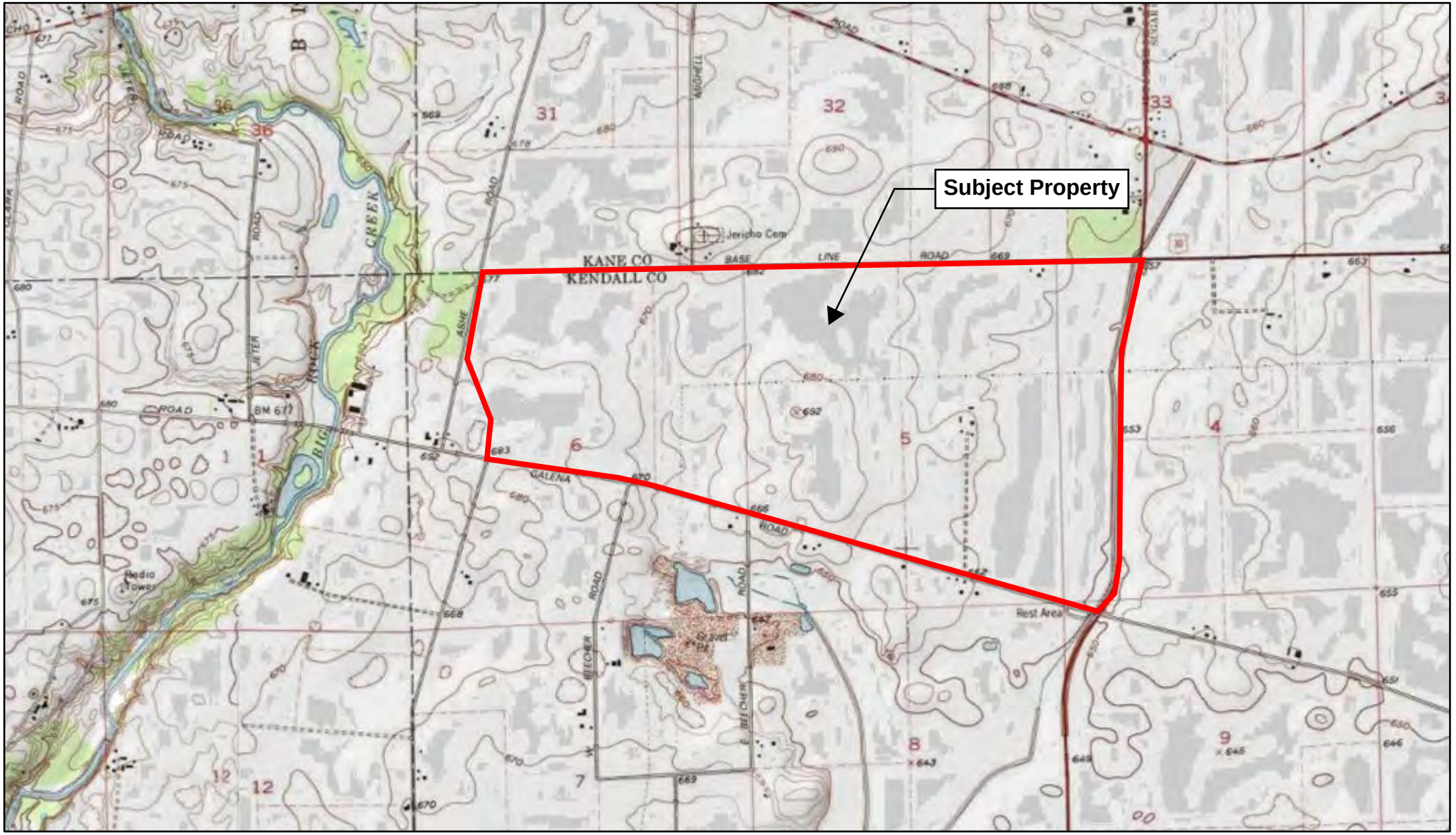
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

USGS

2021 USGS

Appendix C – USGS Topographic Map

The National Map Advanced Viewer



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0 1,000 2,000 4,000 ft

0 370 740 1,480 m

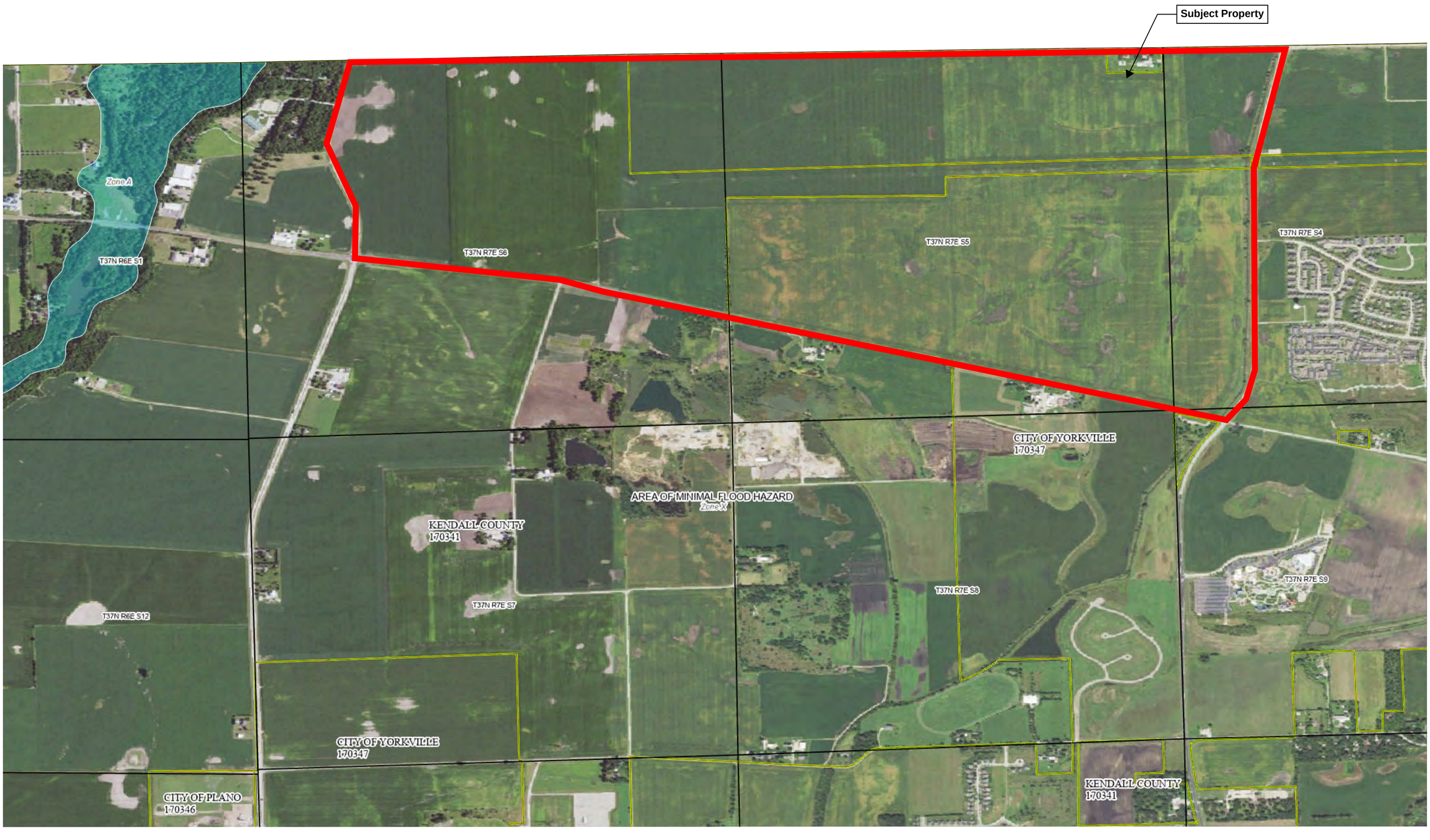
Copyright:© 2013 National Geographic Society, i-cubed

USGS

2021 USGS

Appendix D – FEMA Flood Insurance Rate Map

88°30'W 41°44'22.65"N



88°26'14.16"W 41°40'11.3"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **3/10/2025 7:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 30 OF 225

Panel Contains:

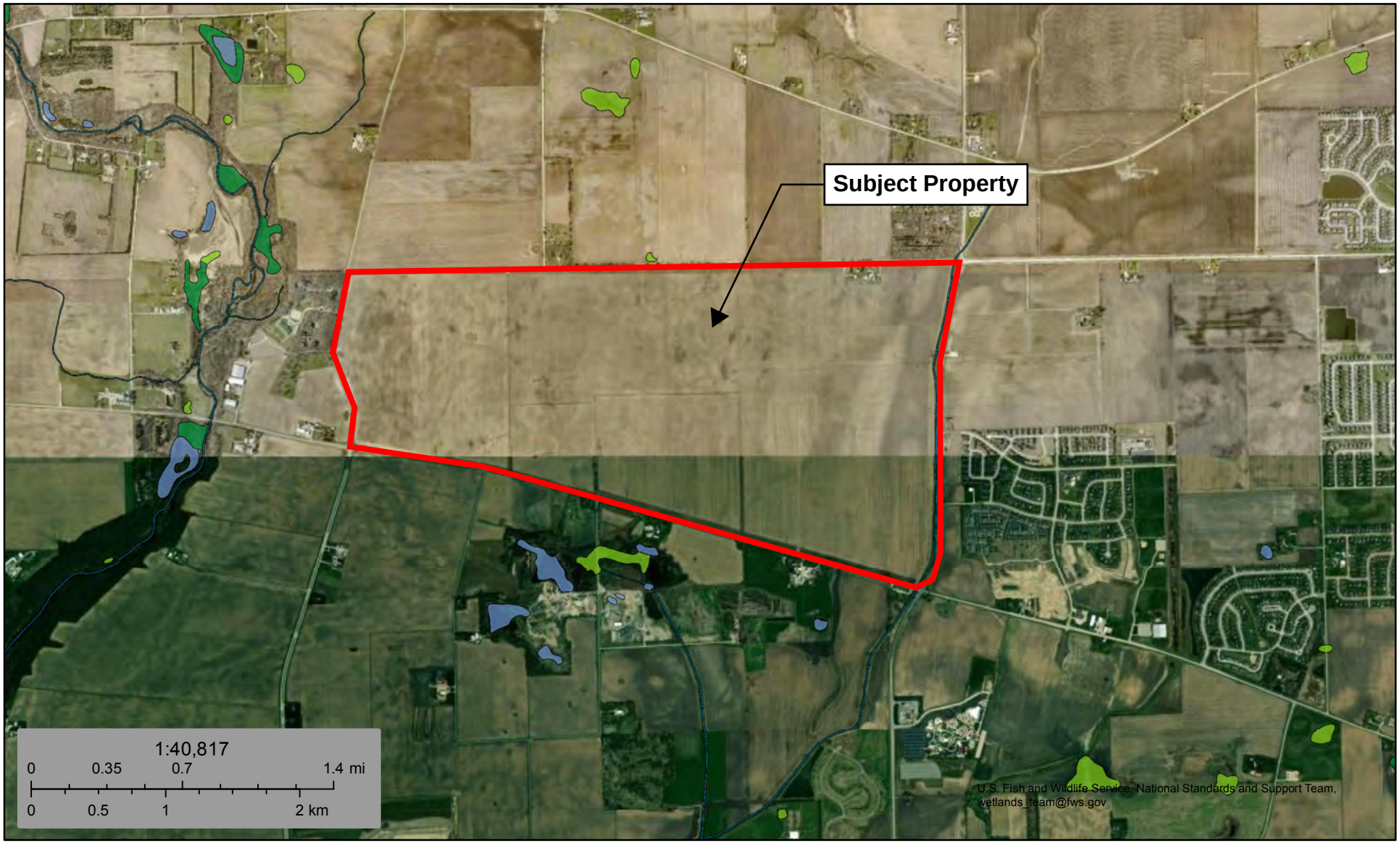
COMMUNITY	NUMBER	PANEL
KENDALL COUNTY	170341	0030
CITY OF YORKVILLE	170347	0030
KANE COUNTY	170894	0030
CITY OF PLANO	170346	0030

MAP NUMBER
17093C0030G
EFFECTIVE DATE
February 04, 2009

Appendix E – National Wetland Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



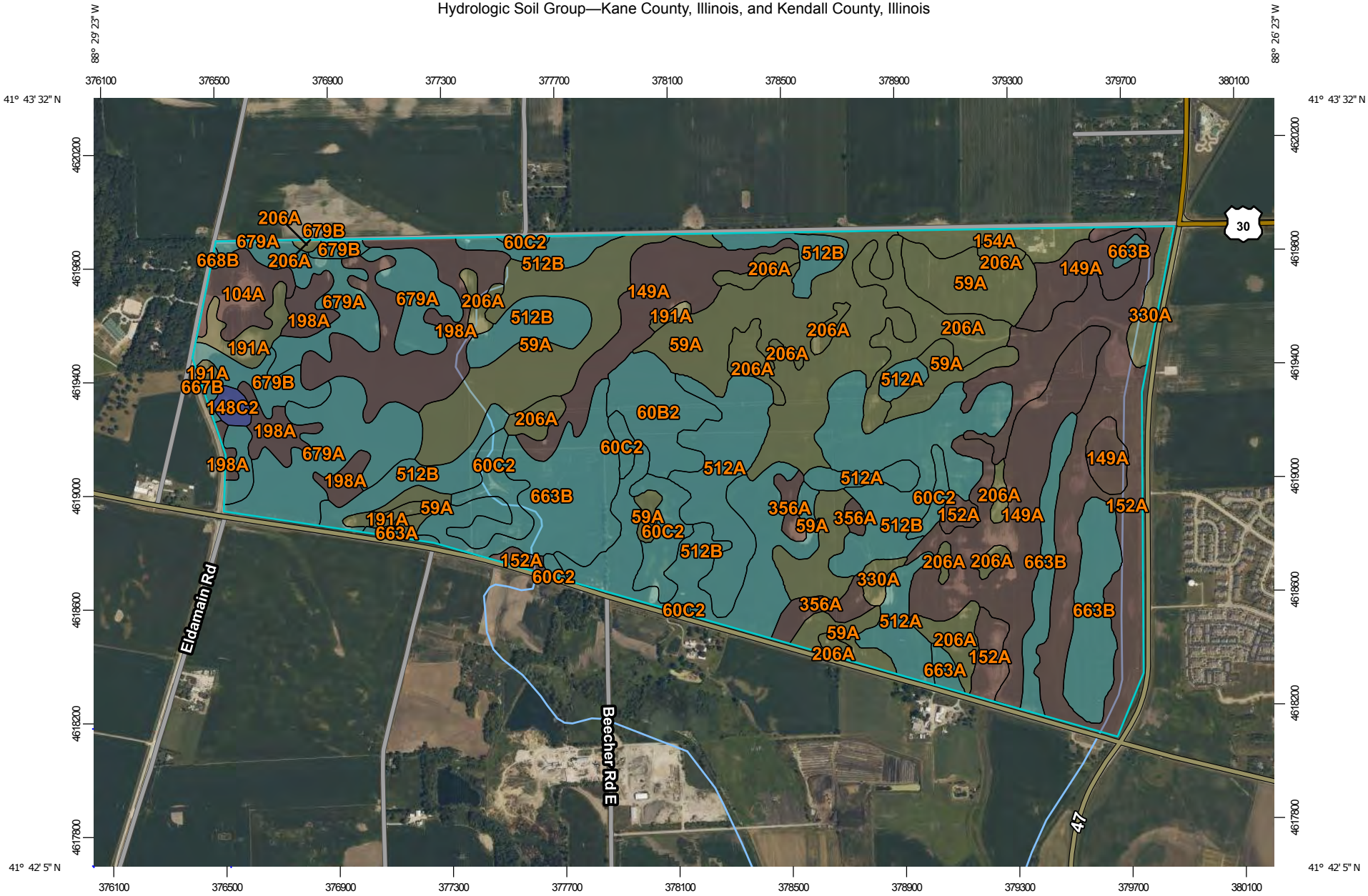
March 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix F – Hydrologic Soil Groups Map



Map Scale: 1:19,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 250 500 1000 1500

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kane County, Illinois
Survey Area Data: Version 18, Aug 21, 2024

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	0.0	0.0%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	0.1	0.0%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	0.0	0.0%
Subtotals for Soil Survey Area			**0.1**	**0.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	194.9	17.7%
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	C	24.4	2.2%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	C	35.2	3.2%
104A	Virgil silt loam, 0 to 2 percent slopes	B/D	15.1	1.4%
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	B	3.5	0.3%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	126.2	11.5%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	104.6	9.5%
154A	Flanagan silt loam, 0 to 2 percent slopes	C/D	12.4	1.1%
191A	Knight silt loam, 0 to 2 percent slopes	C/D	15.5	1.4%
198A	Elburn silt loam, 0 to 2 percent slopes	B/D	66.7	6.1%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	66.8	6.1%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	10.9	1.0%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	B/D	13.4	1.2%
512A	Danabrook silt loam, 0 to 2 percent slopes	C	61.4	5.6%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
512B	Danabrook silt loam, 2 to 5 percent slopes	C	155.7	14.1%
663A	Clare silt loam, 0 to 2 percent slopes	C	4.4	0.4%
663B	Clare silt loam, 2 to 5 percent slopes	C	90.1	8.2%
667B	Kaneville silt loam, 2 to 5 percent slopes	C	0.0	0.0%
668B	Somonauk silt loam, 2 to 5 percent slopes	C	0.6	0.1%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	78.7	7.1%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	20.5	1.9%
Subtotals for Soil Survey Area			**1,100.9**	**100.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


BURNS
McDONNELL

PIONEER DEVELOPMENT, LLC

Wetland Delineation Report for Project Cardinal

PROJECT CARDINAL
REVISION 0
MAY 23, 2025

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List of Abbreviations

Abbreviation	Term/Phrase/Name
APT	Antecedent Precipitation Tool
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CWA	Clean Water Act
EPA	Environmental Protection Agency
FAC	Facultative plants
FACU	Facultative upland plants
FACW	Facultative wetland plants
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FSA	Farm Service Agency
FWD	Farmed Wetland Determination
I	Intermittent
LRR	Land Resource Region
NFHL	National Flood Hazard Layer
NHD	National Hydrography Dataset
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
NWS	National Weather Service
OBL	Obligate wetland plant
OHWM	Ordinary High Water Mark
PEMf	Palustrine emergent farmed wetland
Project	Project Cardinal
Regional Supplement	Regional supplements to the 1987 Wetlands Delineation Manual
RPW	Relatively Permanent Water
S	Stream
SDA	Soil Data Access
SP	Sample Plot
SSURGO	Soil Survey Geographic
Survey Area	Approximately 1,041 acres of land (Figure 1, Appendix A)

Abbreviation	Term/Phrase/Name
UPL	Upland plants
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WETS Table	NRCS Climate Analysis for Wetlands Table
WOTUS	Waters of the United States

1.0 Introduction

Burns and McDonnell Engineering Company, Inc. (Burns & McDonnell) was retained by Pioneer Development LLC to conduct a wetland delineation for the proposed Project Cardinal (Project) in Bristol Township, Kendall County, Illinois (Figure 1, Appendix A). The Project would consist of construction, operation, and maintenance of a data center and cooling topologies, and a potential transmission line. The Survey Area, for the purpose of this analysis, includes approximately 1,041 acres of land identified for the proposed Project.

The purpose of this assessment was to identify wetlands and surface waters present within the Survey Area that may be considered "Waters of the United States" (WOTUS) and subject to regulation under the federal Clean Water Act (CWA) by the U.S. Army Corps of Engineers (USACE). The USACE and the U.S. Environmental Protection Agency (EPA) jointly define wetland as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (42 Fed. Reg. 37128-29). WOTUS are defined using the definition in 88 FR 61964.

Burns & McDonnell conducted a wetland delineation on April 24, 2025, to identify the location and extent of wetlands present within the Survey Area. This report documents the methods and results of the desktop and field investigations conducted to identify wetlands and surface waters for the Project.

2.0 Methods

The following sections summarize the methods used to complete the desktop review of existing data and to conduct the field investigations within the Survey Area.

2.1 Existing Data Review

Burns and McDonnell reviewed the available background information for the Survey Area prior to conducting the site visits. The information reviewed included the following:

- U.S. Geological Survey (USGS) 7.5-minute topographic maps (Yorkville, IL quadrangle),
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM 2017) from the National Flood Hazard Layer (NFHL)
- USGS National Hydrography Dataset (NHD)
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) map
- Kendall County Wetland Map
- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey for Kendall County

Maps generated from available data are included as Figures 1-4 in Appendix A

Background data aids in identifying locations of potential wetlands and surface waters. However, as these features may not have been field verified or may have been modified since the data was published, the field analyses supersede the mapped data.

2.2 Wetland Delineation

Identification of wetlands is based on a three-factor approach involving indicators of hydrophytic vegetation, hydric soil, and wetland hydrology, originally set forth by the USACE in the 1987 Environmental Laboratory publication entitled “Corps of Engineers Wetlands Delineation Manual: Technical Report Y-87-1”, commonly referred to as the 1987 Wetlands Delineation Manual (Environmental Laboratory 1987).

The USACE released regional supplements to the 1987 Wetlands Delineation Manual outlining updated technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the Rivers and Harbors Act. The Survey Area is located within the following regional supplement (Regional Supplement):

- 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)

This wetland delineation used the hydrophytic vegetation, hydric soil and wetland hydrology indicators as outlined in the applicable Regional Supplement for each sample point. A general overview of hydrophytic vegetation, hydric soil, and wetland hydrology indicators are provided below. Detailed information for each

indicator can be found in the applicable Regional Supplement. In addition, methodologies for determining wetland quality (where applicable), surface water boundaries, and farmed wetland determinations are provided below.

2.2.1 Hydrophytic Vegetation

To evaluate the presence of hydrophytic vegetation, data are gathered using a graduated series of plots, one for each vegetation stratum. Plot shape and size are dictated by vegetation type, as well as the shape and size of the plant community being evaluated.

The indicator status and percent absolute cover for plants within plots for all vegetation strata are recorded. The indicator status for plant species is based on an estimated probability of occurring in wetlands. This rating system, published by the USACE in 2020 under the title "National Wetland Plant List, version 3.5" (USACE 2020), consists of obligate wetland plants (OBL), facultative-wet plants (FACW), facultative plants (FAC), facultative upland plants (FACU) and upland plants (UPL). Obligate plant species generally grow in water. Facultative plant species can exist in saturated or dry soil conditions, and upland plants typically require dry soil to exist.

2.2.2 Hydric Soil

A description of the soil profile is used to evaluate the presence of hydric soil. The USDA recognizes 28 Land Resource Regions (LRRs) based on soil, climate, and land use. Hydric soil indicators for LRRs presented in the Regional Supplements are a subset of the National Technical Committee for Hydric Soils Field indicators of Hydric Soils in the United States and are regularly modified. The most recent version of Field indicators of Hydric Soils is Version 9.0 (USDA NRCS 2025a), which was used for this delineation.

2.2.3 Wetland Hydrology

Wetland hydrology indicators are separated into four groups and divided into a primary or secondary category based on their estimated reliability in the applicable region. Primary indicators provide stand-alone evidence of a current or recent hydrological event. Secondary indicators provide evidence of recent inundation or saturation when supported by one or more other primary indicators or secondary indicators but should not be used alone.

2.2.4 Surface Water Assessment

Surface waters may only have one or two of the wetland criteria listed above. The USACE defines the ordinary high-water mark (OHWM) as the boundary of surface waters (33 CFR 328.3[F]). The USACE issued an OHWM Identification regulatory guidance letter (USACE, 2005) which defines "the OHWM [as] the line on the shore established by fluctuations of water and is indicated by physical characteristics such as:

- A clear, natural line impressed on the bank;
- Shelving;
- Changes in the character of soil;
- Destruction of terrestrial vegetation;
- The presence of litter and debris; or
- Other appropriate means that consider the characteristics of the surrounding areas."

On January 8, 2025, the USACE and EPA issued the National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams (National OHWM Manual; 2025). The National OHWM Manual is a non-

mandatory technical resource which can be used in appropriate situations to assist with identifying and delineating the OHWM.

During low streamflow or drought conditions, the OHWM is used to determine the boundary of a surface water. During extremely high streamflow conditions or flood conditions the boundary of the surface waters cannot accurately be determined. Therefore, surface water boundaries should be delineated when normal streamflow conditions are present.

Evidence of the OHWM is used to differentiate boundaries between surface waters and adjacent wetlands. Changes in vegetation can also be evaluated to determine where true hydrophytic (FAC and FACW) plant species are present versus aquatic or OBL species; however, it should be noted that in many cases vegetation is not present within the channels of surface waters. Vegetation adjacent to surface waters may be limited to species overhanging the banks and channels.

If the presence of surface water is questionable, the USACE will typically conduct a review of historic aerial photographs and historic USGS topographic maps to confirm the current or historic presence of surface waters. This can include segments of streams that are entirely enclosed.

2.2.5 Floristic Quality Assessment

The U.S. Army Corps of Engineers (USACE) Chicago District requires a Floristic Quality Assessment (FQA) for all wetlands. The Chicago Region FQA Calculator developed by the USACE Chicago District using the procedures outlined in the Swink and Wilhelm (1994) publication, Plants of the Chicago Region, is utilized to calculate the Native Floristic Quality Inventory (FQI) and Native Mean C-value. A Native Mean C-value is calculated for the wetlands to gauge the relative amount of disturbance that has occurred at the site. C-values range from 0 to 10; non-native or weedy species are assigned a value of zero and the highest quality native plants are assigned a value of ten. A low Native Mean C-value indicates that the area has likely been highly disturbed and is typically composed of invasive or weedy species.

Native FQI values range from 0 to 60 and describe the quality of vegetative habitat. A native FQI value under 20 signifies a disturbed area with poor vegetative quality and diversity. a native FQI value between 20 and 34 indicates moderate vegetative quality and diversity; a native FQI value between 35 and 49 is considered to be floristically important; and a native FQI value above 50 represents an area of the highest conservation priority.

2.2.6 High Quality Aquatic Resource

The USACE Chicago District defines a High Quality Aquatic Resource (HQAR) as “aquatic areas considered to be regionally critical due to their uniqueness, scarcity, and/or value, and other wetlands considered to perform functions important to the public interest, as defined in 33 CFR Part 320.4(b)(2).” These resources include Advanced Identification sites, bogs, ephemeral wetlands, dune and swale complexes, fens, forested wetlands, sedge meadows, seeps, streams rated A or B for diversity or integrity, or mapped as biologically significant in the Illinois Biological Stream Characterization study, wet prairies, wetlands supporting Federal, or Illinois endangered or threatened species, and wetlands with a Native FQI of 20 or greater or Native Mean C-value of 3.5 or greater. The USACE may consider these areas unsuitable for dredge or fill activities. The Nationwide Permit Program does not include a definition of HQARs, however, the USACE Chicago District uses the above definition when evaluating buffers and mitigation ratios for permanent impacts.

2.3 Farmed Wetland Determination

Where actively farmed areas are present within the Survey Area, the Regional Supplement details methods for identification of wetland hydrology indictors, which includes a Farmed Wetland Determination (FWD). An area that meets the standards of a farmed wetland is not by itself, a jurisdictional wetland. Rather, it is a method that is used in the overall wetland delineation process. A FWD is conducted using methodologies outlined in the National Food Security Act Manual (2010). Climate data, from the closest National Weather Service (NWS) precipitation recording station, is used to determine relative rainfall volume and subsequently define normal and above normal precipitation years. This rainfall and precipitation information is used to create an NRCS Climate Analysis for Wetlands Table (WETS table) which classifies each year as a wet, normal, or dry year. A “Wet Year” indicator slide is selected and serves as a base map to evaluate potential farmed wetland signatures. Then a minimum of five “Normal Years” (preferably 10 years) of Farm Service Agency (FSA) aerial slides are selected and reviewed to determine if the signatures identified from the base map are present. Field investigations are not required for farmed wetland signatures that are not present on three or more “Normal Year” slides out of five, or two of five “Normal Year” slides if the signature is also depicted as a wetland on the NWI Map.

3.0 Results

The following sections describe the results of the existing data review and completed wetland delineation.

3.1 Existing Data Review

Burns & McDonnell reviewed available background information for the Survey Area prior to conducting the site visit. These sources provide an indication of areas where wetlands potentially occur and certain characteristics. A summary of the available background information is presented below and mapped on Figures in Appendix A.

3.1.1 USGS 7.5-minute Topographic Maps

The USGS topographic map indicates the Survey Area crosses predominantly flat terrain (< 5% slopes) of agricultural and undeveloped land. The Survey Area generally drains to the southeast, toward Rob Roy Creek (Figure 2, Appendix A).

3.1.2 FEMA FIRM

The 2017 FIRM indicates there is no FEMA floodplain associated with the unnamed tributary within the Survey Area (Figure 2, Appendix A).

3.1.3 USFWS NWI

The digital format NWI maps were developed by USFWS in collaboration with the USGS, Water Resource Division using data from 1987 and are periodically updated. The maps are prepared primarily by stereoscopic analysis of high-altitude aerial photographs to produce reconnaissance level information on the location, type, and size of wetlands and deepwater habitats. All wetlands are identified based on vegetation, visible hydrology, and geography in accordance with the Cowardin System (Cowardin 1979). According to the USFWS, the aerial photographs reflect conditions during the year and season they were taken; however, there is a margin of error inherent in the use of aerial photographs to delineate wetlands. Therefore, wetland boundaries established through interpretation of aerial photographs may be revised based upon detailed ground survey and historical analysis of an individual site.

A desktop assessment of NWI data indicates one riverine wetland is located within the Survey Area (Figure 3, Appendix A).

3.1.4 USGS NHD

The NHD represents the water drainage network of the United States with features such as rivers, streams, canals, lakes, ponds, coastline, dams, and stream gages. NHD is updated and maintained through partnerships with states and other collaborative bodies. The NHD data indicates Rob Roy Creek and several unnamed tributaries are present within the Survey Area (Figure 3, Appendix A).

3.1.5 USDA NRCS SSURGO

The NRCS Web Soil Survey (USDA NRCS 2025b) is generated from the USDA-NRCS certified data. The NRCS Soil Data Access (SDA) Hydric Soils List (USDA NRCS 2025c) contains a compilation of all map units with either a major or minor component that is at least in part hydric. As the list includes both major and minor

percentages for map units, in some cases most of the map unit may not be hydric. The list is useful in identifying map units that may contain hydric soils.

The NRCS Soils Survey Geographic Database (SSURGO) digital data indicates that 23 soil map units are located within the Survey Area (Figure 4, Appendix A). Of these, five soil units are included on local and national hydric soil lists. These include:

- Drummer silty clay loam, 0 to 2 percent slopes
- Knight silt loam, 0 to 2 percent slopes
- Peotone silty clay loam, 0 to 2 percent slopes
- Elpaso silty clay loam, 0 to 2 percent slopes
- Thorp silt loam, 0 to 2

3.1.6 Farmed Wetland Determination

Climate data from the USEPA Antecedent Precipitation Tool (APT) was used to determine relative rainfall volume and subsequently define normal, dry, and above normal precipitation years. Specific dates were available for Google Earth aerial imagery and the APT was used to define normal, dry, and above normal precipitation for these dates. A total of one “Wet Year” (2013), four “Normal Years” (2015, 2017, 2018, and 2024), and one “Dry Year” (2023) were utilized. Many areas were not sampled in the field due to the absence of one or more wetland indicators. A formal FWD is provided in Appendix D.

3.2 Site Investigation Results

One stream and two wetlands were delineated within the Survey Area. The Antecedent Precipitation Tool (APT) results indicated the Survey Area was experiencing normal conditions at the time of the survey (Appendix B). The wetlands are summarized in Table 1 below and are mapped on Figure 5 in Appendix A. The singular surface water is summarized in Table 3 below and mapped on Figure 5 in Appendix A. Wetland Determination Data Forms from the applicable Regional Supplement were completed for sample points taken in areas determined not to be wetland and are included in Appendix B. As neither wetland featured any vegetation, the FQA was not calculated. Natural color photographs of the sample plots and surface water are included in Appendix C. Locations of sample plots, and stream banks surveyed using a sub-meter accurate Global Positioning System unit.

3.2.1 Wetlands

Two wetlands were delineated within the Survey Area. Refer to Table 1 below for the details:

Table 1: Summary of Wetlands within the Survey Area

Wetland Number[a]	Wetland Type[b]	Dominant Vegetation[c]	Hydric Soil Indicator(s)[d]	Wetland Hydrology Indicator(s)[e]	Area of Wetland Delineated in Survey Area (acre)	WOTUS (Y/N)
W-1	PEMf	--	F6	A3, C9, D2	0.12	N
W-2	PEMf	--	F6	C9, D2	0.08	N

(a) Assigned by Burns & McDonnell staff during the Site Investigation; W = Wetland.
(b) Symbols for wetland type: PEMf = palustrine emergent farmed wetland.
(c) No vegetation was present, both wetlands are located within agricultural fields. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.
(d) Indicator code for hydric soil: F6 = Redox Dark Surface.
(e) Indicator code for wetland hydrology: A3 = Saturation, C9 = Saturation Visible on Aerial Imagery, D2 = Geomorphic Position.

3.2.2 Areas Determined Not to Meet Wetland Criteria

Areas identified during the desktop review due to changes in vegetative cover or occurrence within the NWI dataset were investigated in the field and were determined to not meet wetland criteria. These areas lacked one or more wetland criteria and were not considered wetlands at the time of the site investigation. Table 1 provides a summary of the wetland indicators for sample plots recorded in these areas.

Table 2: Summary of Sample Plots Not Determined to Meet Wetland Criteria within the Survey Area

Sample Plot (SP)	Dominant Vegetation[a]	Hydric Soil Indicator(s)[b]	Wetland Hydrology Indicator(s)[c]
SP-1	Tall fescue	F6	D2, C9
SP-2	Tall fescue	--	C9
SP-5	--	--	A3

(a) Tall fescue (*Lolium arundinaceum*).
(b) Indicator code for hydric soil: F6 = Redox Dark Surface.
(c) Indicator code for wetland hydrology: D2 = Geomorphic Position, C9 – Saturation Visible on Aerial Imagery, A3 = Saturation.

Sample Point 1 (SP-1)

SP-1 is located within a concave depression within an agricultural field and was investigated due to the landform. No indicators of hydrophytic vegetation were present at the time of the site visit. Only one secondary hydrology indicator, Geomorphic Position (D2) and hydric soil were identified at this location. Due to the lack of hydrophytic vegetation and additional hydrology indicators, this area was determined not to meet wetland conditions.

Sample Point 5 (SP-5)

SP-5 is located on a flat, linear area within an agricultural field and was investigated due to Saturation. No indicators of hydrophytic vegetation or hydric soil were present at the time of the site visit. Saturation was present only in the first 3-4 inches of soil and was likely due to recent rain. Due to the lack of hydrophytic vegetation and hydric soil indicators, this area was determined not to meet wetland conditions.

3.2.3 Streams

A total of one surface water was delineated within the Survey Area. Refer to Table 3 below for details of the stream.

Table 3: Summary of Streams within the Survey Area

Stream Number[a]	Stream Type[b]	WOTUS[c]	Stream Name[d]	OHWM Width (feet)	OHWM Bank Height (feet)	Depth at OHWM (feet)	Length of Delineated Stream
S-1	I/RPW	Y	Rob Roy Creek	8	4	4	10, 602
Total:							**10, 602**

(a) Assigned by Burns & McDonnell staff during the site investigation; S = stream.
(b) I = Intermittent; RPW = Relatively Permanent Water
(c) Jurisdiction is based on professional judgement using the September 8, 2023, revised definition of WOTUS (88 FR 61964) which conforms to the Sackett c. Environmental Protection Agency supreme court decision dated May 25, 2023.
(d) Stream name follows USGS topographic map, NHD, or state/local data source.

4.0 Summary

Burns & McDonnell conducted a wetland delineation of the Survey Area to identify wetlands and other waterbodies on April 24, 2025. One intermittent stream and two wetlands were delineated within the Survey Area.

The delineated stream within the Survey Area is anticipated to be WOTUS and under the jurisdiction of the USACE. This jurisdictional recommendation is based on professional judgment using the current guidance at the time of this report. Jurisdictional surface waters and wetlands are defined by the "Revised Definition of WOTUS" (88 FR 61964) which conforms to the Sackett v. Environmental Protection Agency supreme court decision dated May 25, 2023.

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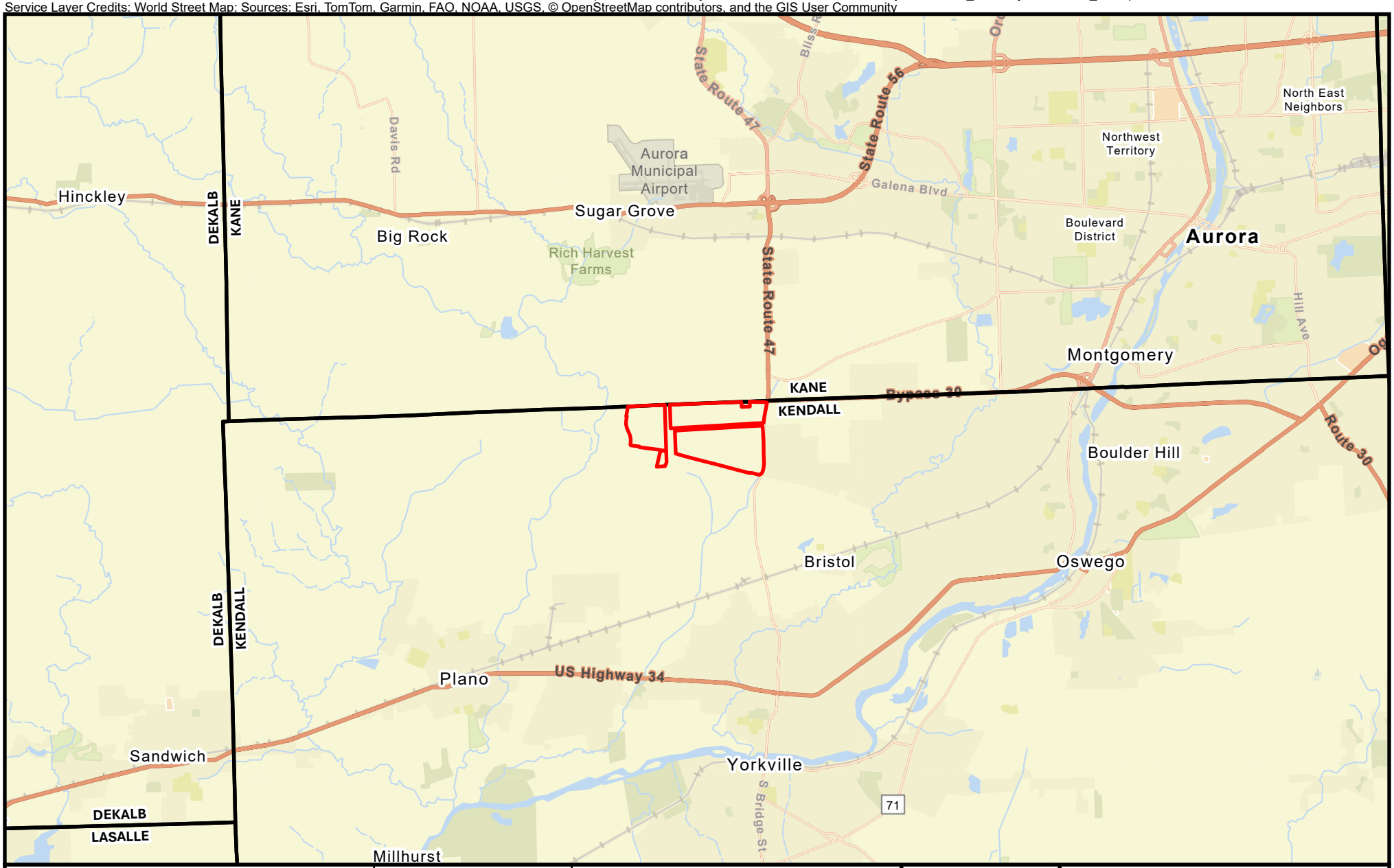
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Appendix A – Figures

Path: C:\Users\cmwestmoreland\Burns & McDonnell\Texas ENS - Texas GIS\Fort Worth\Pioneer Development\176350-Project Cardinal\DataFiles\ArcPro\Project Cardinal_CW\Project Cardinal_CW.aprx cmwestmoreland 5/22/2025
Service Layer Credits: World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Project Area

NORTH

2 1 0 2

Scale in Miles

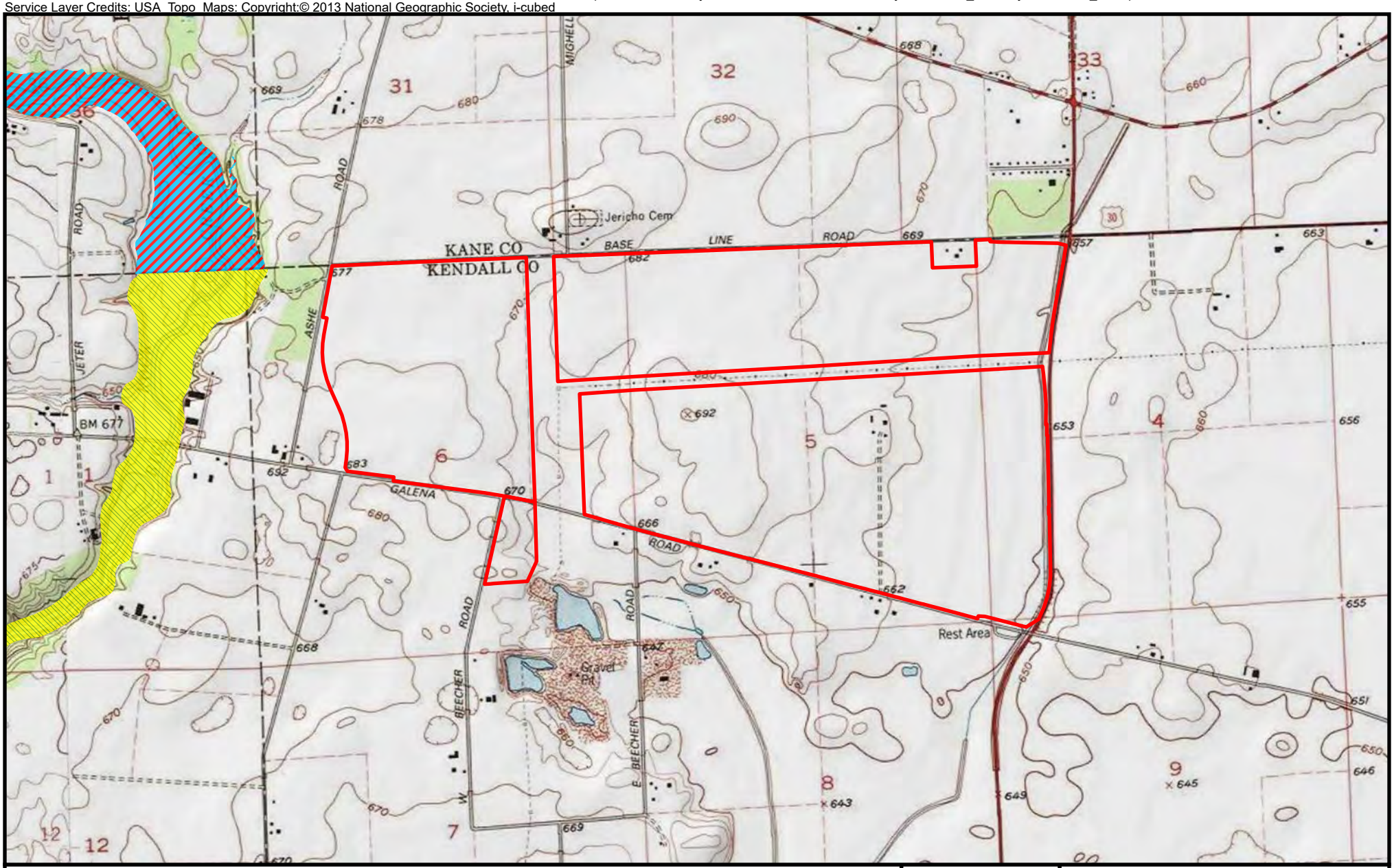
BURNS McDONNELL

Figure 1
Overview Map
Project Cardinal
Pioneer Development, LLC
Kendall County, Illinois

Source: Burns & McDonnell, Cirrus Farms, ESRI

Issued: 5/22/2025

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Service Layer Credits: USA_Topo_Maps: Copyright:© 2013 National Geographic Society, i-cubed



Project Area

Flood Zone

Zone A (100-Year Floodplain)

Zone AE (100-Year Floodplain)

NORTH

2,000 1,000 0 2,000

Scale in Feet

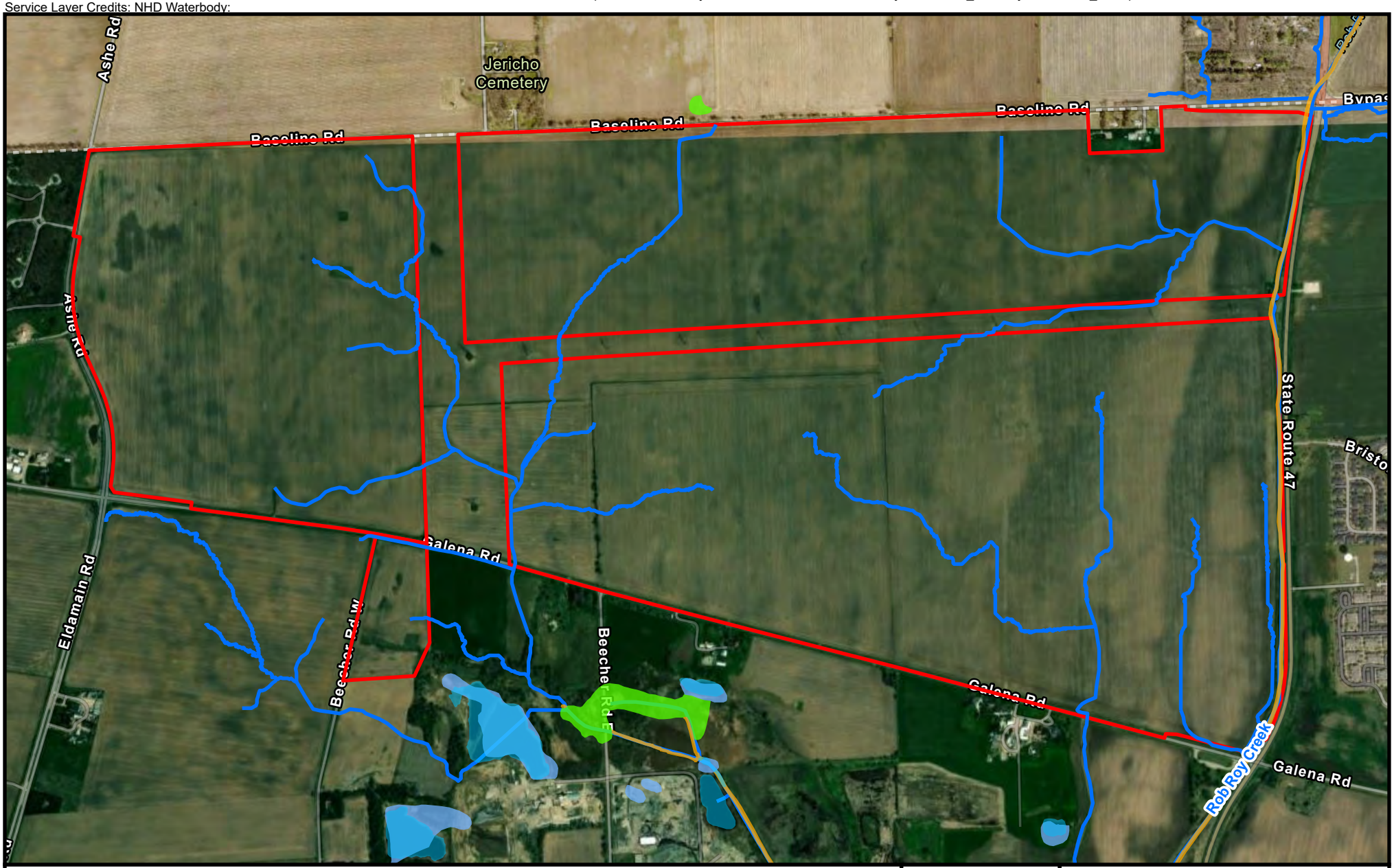
BURNS McDONNELL

Figure 2
Topographic & FEMA Map
Project Cardinal
Pioneer Development, LLC
Kendall County, Illinois

Source: Burns & McDonnell, Cirrus Farms, ESRI, FEMA, USGS

Issued: 5/22/2025

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Service Layer Credits: NHD Waterbody;



Project Area
NHD Stream/River
NHD Waterbody

NWI Wetland
Freshwater Emergent Wetland
Freshwater Pond
Riverine

NORTH

1,200 600 0 1,200
Scale in Feet

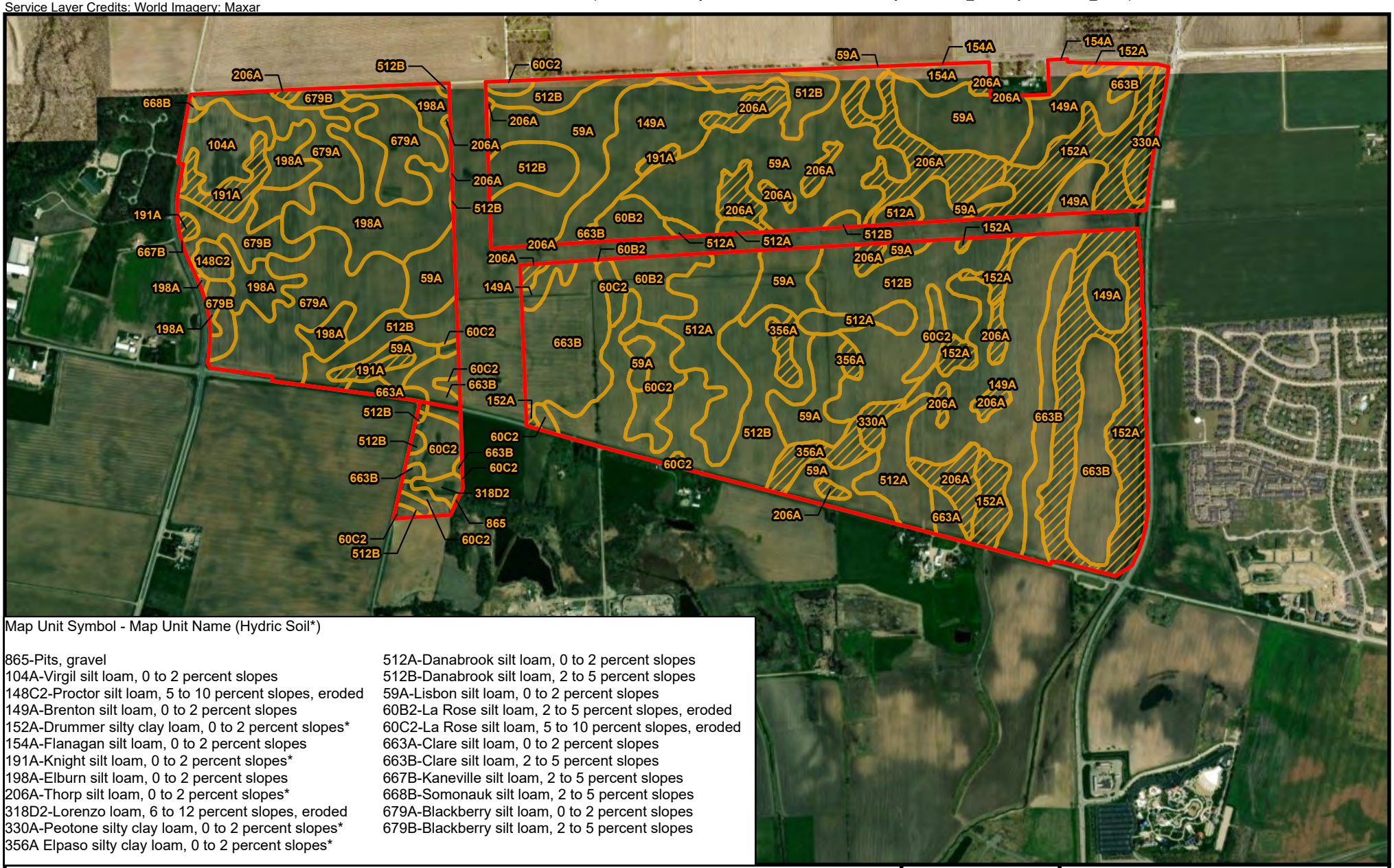
BURNS McDONNELL

Figure 3
NWI & NHD Data Map
Project Cardinal
Pioneer Development, LLC
Kendall County, Illinois

Source: Burns & McDonnell, Cirrus Farms, ESRI, USGS NHD, USFWS NWI

Issued: 5/22/2025

Path: C:\Users\cmwestmoreland\Burns & McDonnell\Texas ENS - Texas GIS\Fort Worth\Pioneer Development\176350-Project Cardinal\DataFiles\ArcPro\Project Cardinal_CW\Project Cardinal_CW.aprx cmwestmoreland 5/22/2025
Service Layer Credits: World Imagery: Maxar



Map Unit Symbol - Map Unit Name (Hydric Soil*)

865-Pits, gravel
104A-Virgil silt loam, 0 to 2 percent slopes
148C2-Proctor silt loam, 5 to 10 percent slopes, eroded
149A-Brenton silt loam, 0 to 2 percent slopes
152A-Drummer silty clay loam, 0 to 2 percent slopes*
154A-Flanagan silt loam, 0 to 2 percent slopes
191A-Knight silt loam, 0 to 2 percent slopes*
198A-Elburn silt loam, 0 to 2 percent slopes
206A-Thorp silt loam, 0 to 2 percent slopes*
318D2-Lorenzo loam, 6 to 12 percent slopes, eroded
330A-Peotone silty clay loam, 0 to 2 percent slopes*
356A Elpaso silty clay loam, 0 to 2 percent slopes*
512A-Danabrook silt loam, 0 to 2 percent slopes
512B-Danabrook silt loam, 2 to 5 percent slopes
59A-Lisbon silt loam, 0 to 2 percent slopes
60B2-La Rose silt loam, 2 to 5 percent slopes, eroded
60C2-La Rose silt loam, 5 to 10 percent slopes, eroded
663A-Clare silt loam, 0 to 2 percent slopes
663B-Clare silt loam, 2 to 5 percent slopes
667B-Kaneville silt loam, 2 to 5 percent slopes
668B-Somonauk silt loam, 2 to 5 percent slopes
679A-Blackberry silt loam, 0 to 2 percent slopes
679B-Blackberry silt loam, 2 to 5 percent slopes

Project Area

SSURGO Soil Map Unit

Non-Hydric Soil

Hydric Soil

NORTH

1,500 750 0 1,500

Scale in Feet

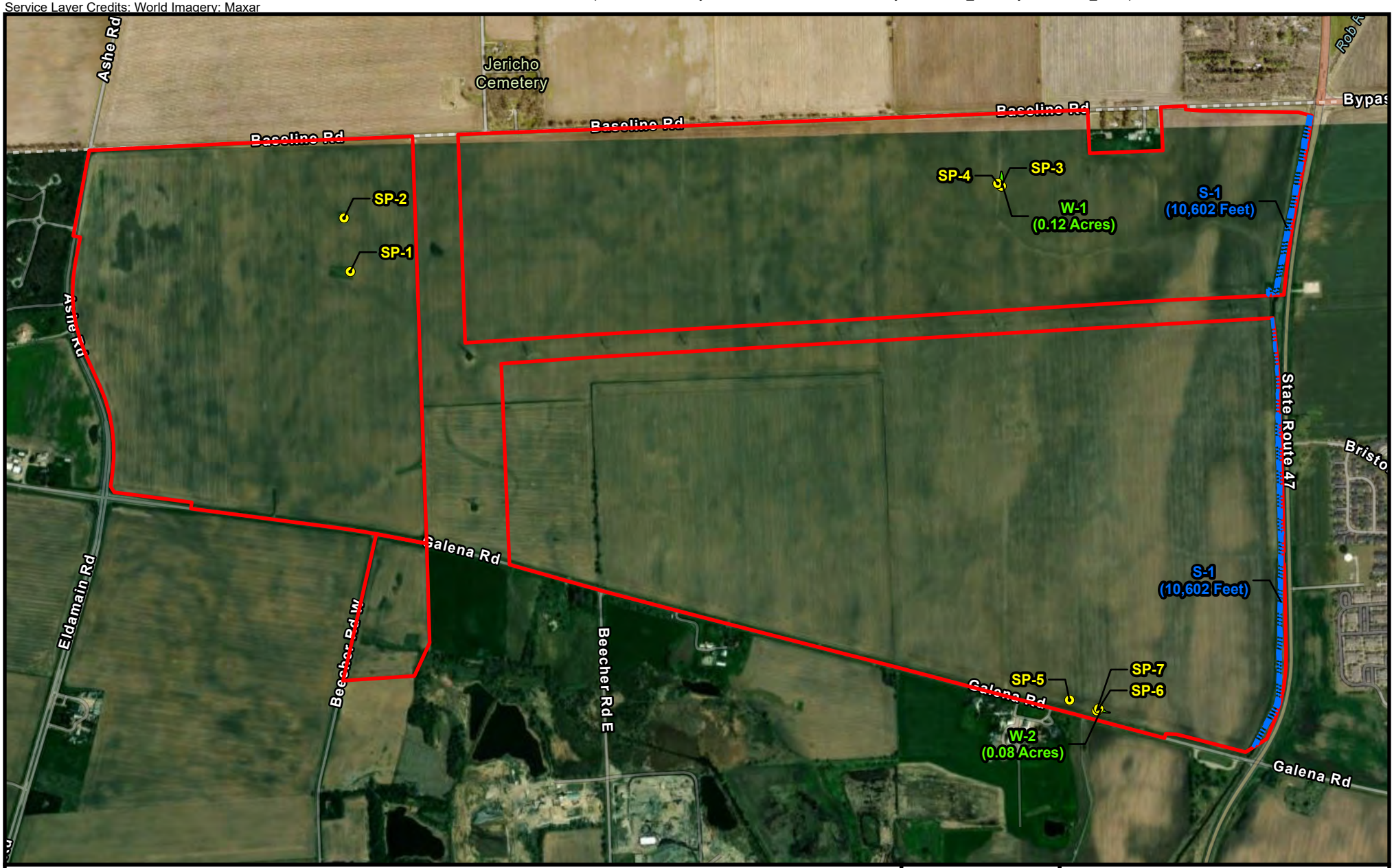
BURNS McDONNELL

Figure 4
Soils Map
Project Cardinal
Pioneer Development, LLC
Kendall County, Illinois

Source: Burns & McDonnell, Cirrus Farms, ESRI, NRCS SSURGO

Issued: 5/22/2025

Path: C:\Users\cmwestmoreland\Burns & McDonnell\Texas ENS - Texas GIS\Fort Worth\Pioneer Development\176350-Project Cardinal\DataFiles\ArcPro\Project Cardinal_CW\Project Cardinal_CW.aprx cmwestmoreland 5/22/2025
Service Layer Credits: World Imagery: Maxar



Project Area
Sample Plot (SP)

Stream (S)
Intermittent

Wetland (W)
PEM

NORTH

1,200 600 0 1,200
Scale in Feet

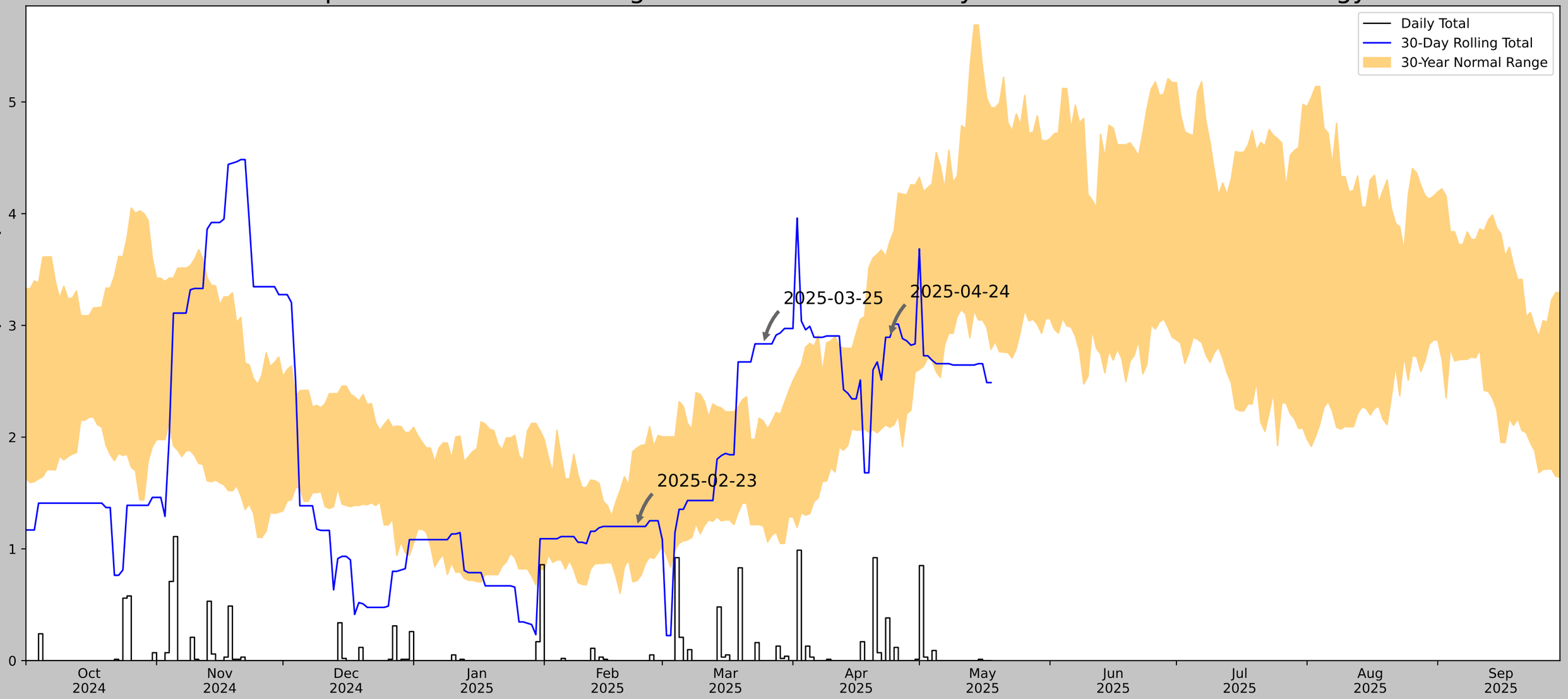
BURNS McDONNELL

Figure 5
Wetland Delineation Map
Project Cardinal
Pioneer Development, LLC
Kendall County, Illinois

Source: Burns & McDonnell, Cirrus Farms, ESRI

Issued: 5/22/2025

Appendix B – Wetland Determination Data Forms & Antecedent Precipitation Tool (APT)



Coordinates	41.717319, -88.464525
Observation Date	2025-04-24
Elevation (ft)	675.139
Drought Index (PDSI)	Mild drought
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-04-24	2.088189	3.752362	2.893701	Normal	2	3	6
2025-03-25	1.204724	2.141732	2.834646	Wet	3	2	6
2025-02-23	0.715748	1.90315	1.200787	Normal	2	1	2
Result							Normal Conditions - 14

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	3.837	25.977	1.826	9432	90
SUGAR GROVE 0.7 NE	41.7762, -88.4478	714.895	1.763	13.779	0.818	29	0
SUGAR GROVE 1.4 ENE	41.7787, -88.4343	688.976	2.479	12.14	1.146	2	0
AURORA 3.1 WSW	41.7565, -88.3518	704.068	6.758	2.952	3.061	1	0
AURORA WATER	41.7803, -88.3092	674.869	8.894	26.247	4.236	1885	0
WHEATON 3 SE	41.8128, -88.0728	680.118	21.242	20.998	10.005	4	0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-1
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S06 T37N R7E
Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave
Slope (%): 1 | Lat: 41.71797959 | Long: -88.47630689 | Datum: WGS 84
Soil Map Unit Name: 679A - Blackberry silt loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✔
Hydric Soil Present? Yes ✔ No ____
Wetland Hydrology Present? Yes ✔ No ____

Is the Sampled Area within a Wetland? Yes ____ No ✔

Remarks:
SP-1 is located within an area that was determined not to be wetland. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Lolium arundinaceum	40	✔	UPL
2. Taraxacum officinale	10		FACU
3. Daucus carota	5		UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	55 =Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 0	x 3 = 0
FACU species 10	x 4 = 40
UPL species 45	x 5 = 225
Column Totals: 55 (A)	265 (B)

Prevalence Index = B/A = 4.81

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 4	10YR 2/2	100					Silty Clay Loam	
4 - 8	10YR 2/2	80					Silty Clay Loam	
4 - 8	10YR 5/3	20					Silty Clay Loam	
8 - 18	10YR 2/2	20	10YR 5/6	5	C	M	Silty Clay Loam	
8 - 18	10YR 4/2	75					Silty Clay Loam	
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 18

Hydric Soil Present? Yes ✔ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? Yes ✔ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-1

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	55	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-2
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S06 T37N R7E
Landform (hillside, terrace, etc.): Flat | Local relief (concave, convex, none): Linear
Slope (%): 0 | Lat: 41.71937927 | Long: -88.47635621 | Datum: WGS 84
Soil Map Unit Name: 679A - Blackberry silt loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks:
SP-2 is located within an area that was determined not to be wetland. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Lolium arundinaceum	50	✔	UPL
2. Daucus carota	10		UPL
3. Solanum carolinense	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65 =Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	5	x 4 =	20
UPL species	60	x 5 =	300
Column Totals:	65 (A)		320 (B)

Prevalence Index = B/A = 4.92

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 20	10YR 3/2	100					Silty Clay Loam	
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-2

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	65	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-3
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S05 T37N R7E
Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave
Slope (%): 1 | Lat: 41.7198719 | Long: -88.45449415 | Datum: WGS 84
Soil Map Unit Name: 59A - Lisbon silt loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✔ No ____
Hydric Soil Present? Yes ✔ No ____
Wetland Hydrology Present? Yes ✔ No ____

Is the Sampled Area within a Wetland? **Yes** ✔ **No** ____

Remarks:
SP-3 is located within palustrine emergent farmed (PEMf) wetland (W)-1. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	0 (A)		0 (B)

Prevalence Index = B/A = 0

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
No vegetation present, sample plot is within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.

SOIL

Sampling Point: SP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 8	10YR 2/2	100					Silty Clay Loam	
8 - 20	10YR 2/2	60	10YR 5/6	10	C	M	Silty Clay Loam	
8 - 20	10YR 4/2	30					Silty Clay Loam	
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ✔	No ___	Depth (inches): 18
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 10

Wetland Hydrology Present? **Yes** ✔ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-3

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

No vegetation present, sample plot is within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-4
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S05 T37N R7E
Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave
Slope (%): 1 | Lat: 41.71997513 | Long: -88.45449317 | Datum: WGS 84
Soil Map Unit Name: 59A - Lisbon silt loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks:
SP-4 is located within an upland adjacent to W-1. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 0	x 3 = 0
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals: 0 (A)	0 (B)

Prevalence Index = B/A = 0

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No vegetation present, sample plot is within an agricultural field.

SOIL

Sampling Point: SP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 10	10YR 2/1	100					Silty Clay Loam	
10 - 20	10YR 4/3	60					Silty Clay Loam	
10 - 20	10YR 2/1	40					Silty Clay Loam	
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): ___

Water Table Present? Yes ___ No ✔ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-4

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

No vegetation present, sample plot is within an agricultural field.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-5
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E
Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): Linear
Slope (%): 0 Lat: 41.70695962 Long: -88.45256564 Datum: WGS 84
Soil Map Unit Name: 152A - Drummer silty clay loam, 0 to 2 percent slopes NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✔
Hydric Soil Present? Yes ____ No ✔
Wetland Hydrology Present? Yes ✔ No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** ✔

Remarks:
SP-5 is located within an area that was determined not to be wetland. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	0 (A)		0 (B)

Prevalence Index = B/A = 0

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No vegetation present, sample plot is within an agricultural field.

SOIL

Sampling Point: SP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 16	10YR 2/1	100					Silty Clay Loam	
16 - 20	10YR 2/1	95	10YR 5/6	5	C	M	Silty Clay Loam	
20 - 26	10YR 2/1	85	10YR 5/6	15	C	M	Silty Clay Loam	
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Compacted clay

Depth (inches): 26

Hydric Soil Present? Yes ___ No ✔

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 1-4

Wetland Hydrology Present? Yes ✔ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation only present in first four inches.

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-5

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

No vegetation present, sample plot is within an agricultural field.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-6
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S05 T37N R7E
Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave
Slope (%): 1 | Lat: 41.70670667 | Long: -88.45158353 | Datum: WGS 84
Soil Map Unit Name: 149A - Brenton silt loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✔ No ____
Hydric Soil Present? Yes ✔ No ____
Wetland Hydrology Present? Yes ✔ No ____

Is the Sampled Area within a Wetland? **Yes** ✔ **No** ____

Remarks:
SP-6 is located within PEMf W-2. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	0 (A)		0 (B)

Prevalence Index = B/A = 0

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
No vegetation present, sample plot is located within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.

SOIL

Sampling Point: SP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 6	10YR 2/1	100					Silty Clay Loam	
6 - 20	10YR 2/1	60	10YR 5/6	15	C	M	Silty Clay Loam	
6 - 20			10YR 5/2	25	D	M	Silty Clay Loam	
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? **Yes** ✔ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-6

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

No vegetation present, sample plot is located within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Project Cardinal | City/County: Kendall County | Sampling Date: 2025-04-24
Applicant/Owner: Pioneer Development, LLC | State: Illinois | Sampling Point: SP-7
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) | Section, Township, Range: S05 T37N R7E
Landform (hillside, terrace, etc.): Flat | Local relief (concave, convex, none): Linear
Slope (%): 0 | Lat: 41.70668964 | Long: -88.45166761 | Datum: WGS 84
Soil Map Unit Name: 152A - Drummer silty clay loam, 0 to 2 percent slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✔
Hydric Soil Present? Yes ____ No ✔
Wetland Hydrology Present? Yes ____ No ✔

Is the Sampled Area within a Wetland? Yes ____ No ✔

Remarks:
SP-7 is located within an upland adjacent to W-2. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	0 (A)		0 (B)

Prevalence Index = B/A = 0

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No vegetation present, sample plot is within an agricultural field.

SOIL

Sampling Point: SP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 18	10YR 2/1	100						
18 - 20	10YR 2/1	90	10YR 4/2	8	D	M	Silty Clay Loam	
18 - 20			10YR 5/4	2	C	M	Silty Clay Loam	
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: SP-7

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Remarks: (Include photo numbers here or on a separate sheet.)

No vegetation present, sample plot is within an agricultural field.

Appendix C – Photograph Log



Photograph 1: View of Sample Plot (SP)-3 located within Palustrine Emergent, farmed (PEMf) Wetland (W)-1, facing south.



Photograph 2: View of SP-4 located within an upland area adjacent to W-1, facing east.



Photograph 3: View of SP-6 located within PEMf W-2, facing north.



Photograph 4: View of SP-7 located within an upland area adjacent to W-2, facing north.



Photograph 5: Representative view of Stream (S)-1 within the Survey Area, facing south towards Galena Road.



Photograph 6: Representative view of a drainage feature to S-1 within the Survey Area, facing west.



Photograph 7: Representative view of culvert that facilitates water movement to S-1 within the Survey Area, facing east.

Appendix D – Farmed Wetland Determination

FWD Summary

FWD Signature	WET	NORMAL/DRY					Number of Signatures Present on Normal/Dry Year Images	Mapped NWI (Y/N)	Hydric Soil	Meets FWD Requirements (Y/N)	Signature Type	Comments
Year	**2013**	**2015**	**2017**	**2018**	**2023**	**2024**						
Aerial Source	**Google Earth**	**Google Earth**	**Google Earth**	**Google Earth**	**Google Earth**	**Google Earth**						
Aerial Date	**5/23/2013**	**9/20/2015**	**9/9/2017**	**7/11/2018**	**6/19/2023**	**5/3/2024**						
APT Tool[1]	**WET**	**NORMAL**	**NORMAL**	**NORMAL**	**DRY**	**NORMAL**						
1	X	X	X	X	X	X	5	N	N	Y	SP-1	Upland vegetation
2	X	X	X	X	X	X	5	N	N	Y	SP-2	Upland vegetation, no hydric soil
3		X	X				2	N	Partial	Y	NA	Absence of Geomorphic Position
4	X	X	X	X	X	X	5	N	Partial	Y	NA	Elevated property line, upland vegetation
5	X	X	X	X	X	X	5	N	N	Y	NA	Absence of Geomorphic Position, upland vegetation
6	X	X	X	X	X		4	N	N	Y	NA	Absence of Geomorphic Position
7	X	X	X	X	X		4	N	N	Y	NA	Absence of Geomorphic Position
8	X	X	X	X	X	X	5	N	N	Y	NA	Absence of Geomorphic Position, upland vegetation
9	X						0	N	Partial	N	NA	Absence of Geomorphic Position
10	X	X	X		X	X	4	N	Partial	Y	W-1	
11	X	X			X	X	3	N	Y	Y	NA	Absence of Geomorphic Position, upland vegetation
12	X	X	X	X	X	X	5	N	Partial	Y	NA	Elevated property line, upland vegetation
13	X						0	N	N	N	NA	Absence of Geomorphic Position
14	X	X			X	X	3	N	N	Y	NA	Absence of Geomorphic Position
15	X	X				X	2	N	Partial	N	NA	Absence of Geomorphic Position
16	X	X		X			2	N	Partial	N	NA	Absence of Geomorphic Position
17	X	X	X	X	X	X	5	N	Partial	Y	NA	Field Access entrance

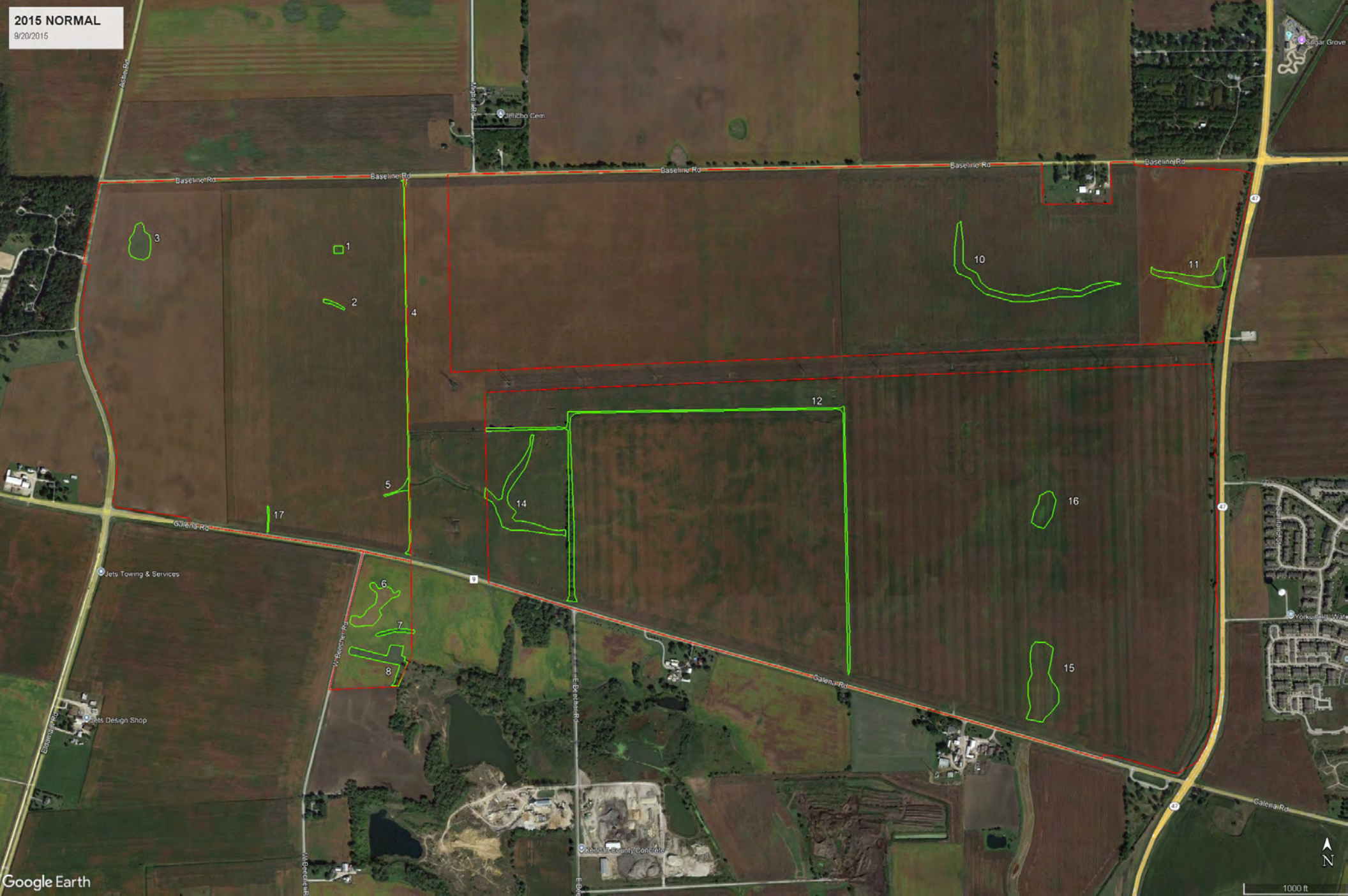
[1] Antecedent Precipitation Tool (APT) https://www.epa.gov/nwpr/antecedent-precipitation-tool-apt

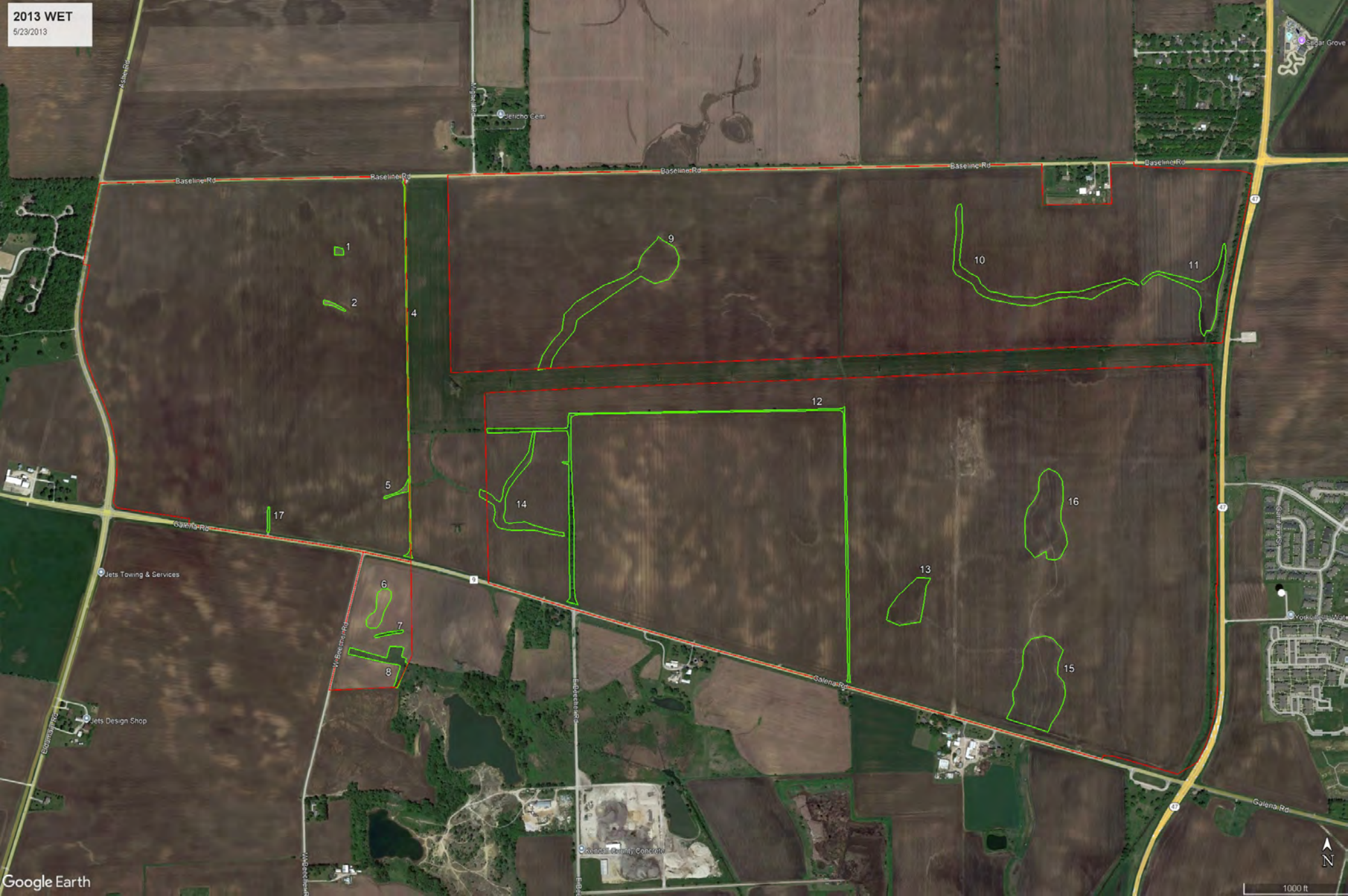

2024 NORMAL
5/3/2024
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Galena Rd
Galena Rd
Galena Rd
Galena Rd
Yorkville Water
Jets Towing & Services
Jets Design Shop
Kendall County Forest
1
2
4
5
8
10
11
12
14
15
17
Google Earth
1000 ft
N


2023 DRY
6/18/2023
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
1
2
4
5
10
11
12
14
17
Galena Rd
Galena Rd
Galena Rd
Jets Towing & Services
Jets Design Shop
6
7
8
W Beecher Rd
E Beecher Rd
Kendall County Courts
Sugar Grove
47
47
47
N
1000 ft
Google Earth


2018 NORMAL
7/11/2018
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Galena Rd
Galena Rd
Galena Rd
Ashler Rd
Maple Rd
Jericho Cem
Sugar Grove
Jets Towing & Services
Jets Design Shop
Bobsin Rd
W Beecher Rd
E Beecher Rd
W Beecher Rd
Kendall County Concrete
Orchard Rd
1
2
4
5
6
7
8
12
16
17
47
N
1000 ft
Google Earth


2017 NORMAL
9/9/2017
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Baseline Rd
Galena Rd
Galena Rd
Galena Rd
Ashlee Rd
Magnolia Rd
Jericho Cem
Sugar Grove
Jets Towing & Services
Jets Design Shop
Bloomfield Rd
W Beecher Rd
E Beecher Rd
Kendall County Concrete
Yorkville Water
1
2
3
4
5
6
7
8
10
12
17
47
9
N
1000 ft
Google Earth


2015 NORMAL
9/20/2015
Baseline Rd
Galena Rd
Jets Towing & Services
Jets Design Shop
Sugar Grove
Kendall County Corridor
Google Earth
1000 ft
N


2013 WET
5/23/2013
Baseline Rd
Galena Rd
Jericho Cem
Sugar Grove
Jets Towing & Services
Jets Design Shop
Kendall County Corrections
1
2
4
5
6
7
8
9
10
11
12
13
14
15
16
17
1000 ft
N
Google Earth


BURNS
McDONNELL

Section 11

Security Fencing

Security Fencing

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Proposed Security Fence Details

Option A: Ameristar Perimeter Security USA Inc

1. Product Name: Ameristar Impasse II
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Power coated black (all elements)

Option B: Betafence USA (Guardiar)

1. Product Name: Palisade
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Powder coated black (all elements)

Appendix A – Ameristar Impasse II

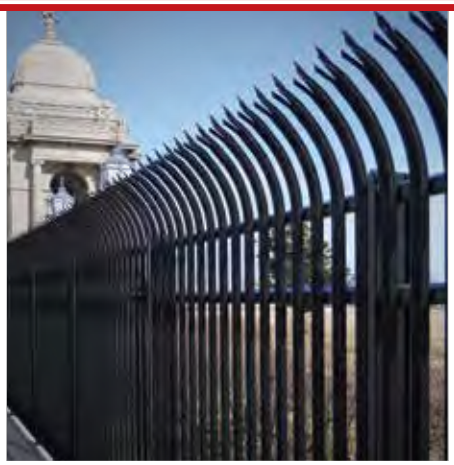
IMPASSE II®



HIGH SECURITY STEEL PALISADE FENCING







FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724

Experience a safer and more open world

AMERISTAR®

ASSA ABLOY





AESTHETIC APPEAL. UNPARALLELED PROTECTION.

Traditional security fences of chain link or wire mesh ***are no longer enough*** to meet todays increased security demands. Ameristar's Impasse II security fence offers the ***resistive strength*** of heavy-duty ***steel pales secured vertically*** to a framework of ***specially formed rails and I-beam posts.*** The stylish design of the Impasse II, combined with its strength and security, ***provides a successful first line of defense.***











Primary applications for Impasse II ornamental steel fence systems include:

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

IMPASSE II®

HIGH SECURITY **STEEL PALISADE FENCE**



TRIDENT™

The Impasse Trident ***pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.*** The intimidating look of the Trident corrugated pale is a ***visual deterrent*** to any who would dare to intrude.

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**



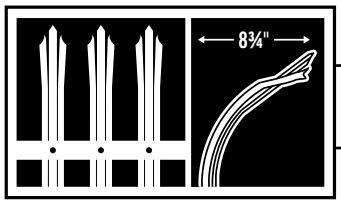
STRONGHOLD™

The blunt, slightly rounded tip of the Stronghold offers strength when necessary, while providing ***safety and security to the general public.*** The Stronghold features the ***same structural configurations of its high-security counterparts.***

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS





GAUNTLET™

Gauntlet is designed with ***high-tensile steel corrugated pales that rise above the topmost rail with an outward curve*** and terminate with a triple-pointed splayed spear tip. The outward curved pales ***discourage attempts to gain access*** by would be intruders.

- **3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 7' & 8' HEIGHTS**

ANTI-SCALE OPTION

The Impasse II ***Anti-Scale fence system*** has ***decreased pale spacing,*** which helps deter the assailant from climbing, and ***increases the delay time when trying to cut or pry through the fence.***

COLOR OPTIONS

BLACK | BRONZE | SAND | WHITE

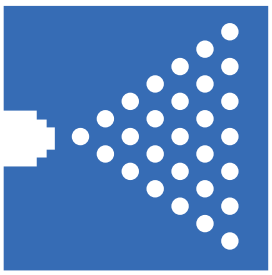
Custom colors also available



PERMACOAT™

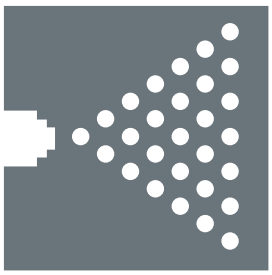
Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a *"no-mar"* polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.

PRE-TREATMENT



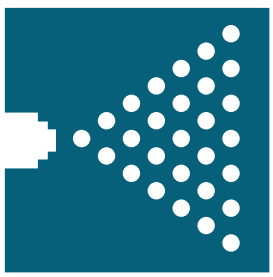
ALKALINE WASH
Cleans metal for proper adhesion of zinc phosphate

1



FIXIDINE RINSE
Rinses excess alkaline prior to zinc phosphate application

2



PHOSPHATE RINSE
Corrosion resistant layer that assists in bonding powder coating

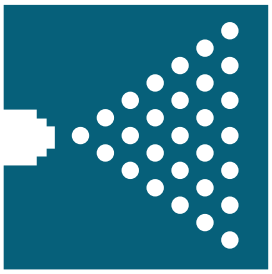
3



CLEAR WATER RINSE
A bit of clean H2O to prep for the next phase

4

DOUBLECOATING



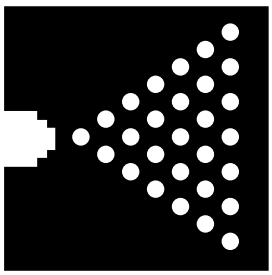
EPOXY POWDER COAT
Epoxy powder is electrostatically applied

8



EPOXY GEL OVEN
Powder is gelled & cured to finish coat

9



POLYESTER POWDER
TGIC powder is electro-statically applied

10



FINISH CURING OVEN
Seals finish for years of maintenance free use

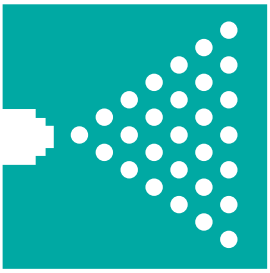
11





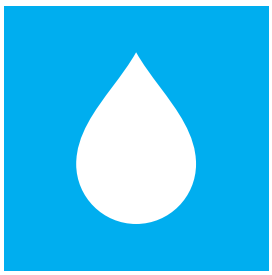






NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE
Final wash in H2O to remove any excess debris or particles

6



DRYING OVEN
Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE **7-STAGES** WILL HAVE **REMOVED EVERYTHING** FROM THE SURFACE OF THE STEEL THAT **MIGHT INHIBIT** THE FINISH FROM **PROPERLY ADHERING** DURING THE **NEXT 4-STAGES** OF THE COATING PROCESS.

CORROSION**TESTING**

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. ***The results speak for themselves.***



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat



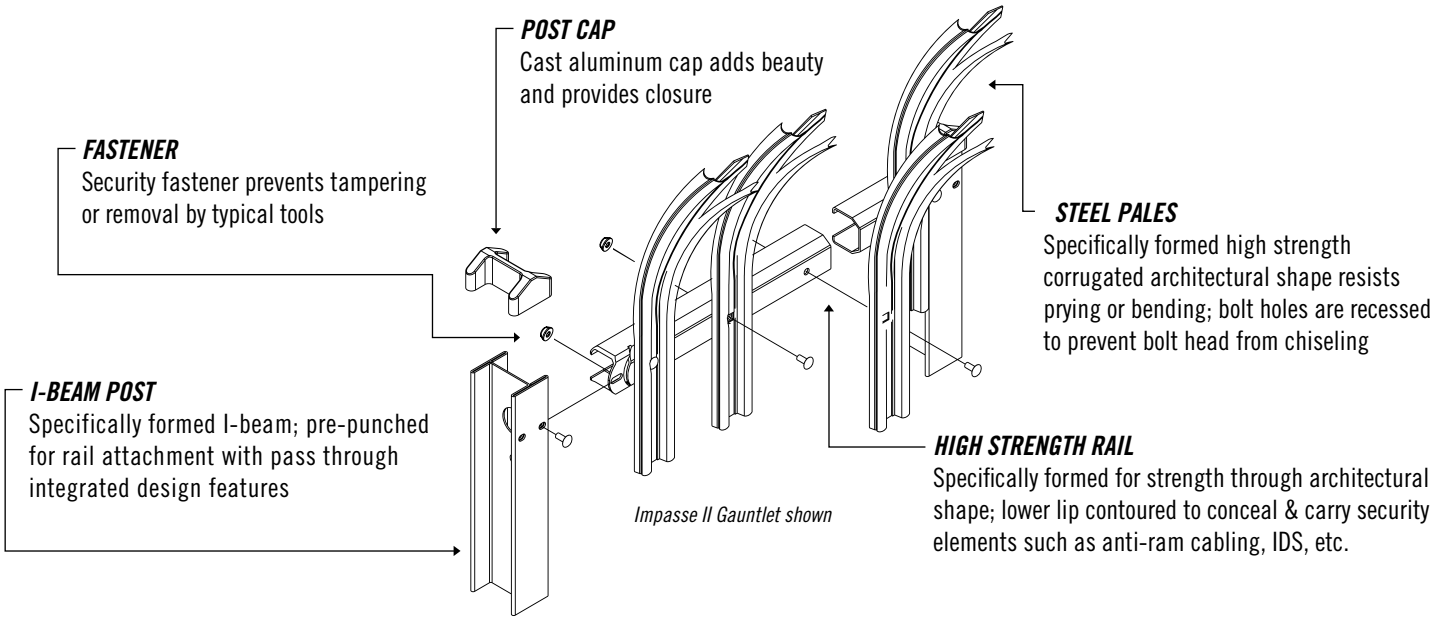
SINGLE COAT PROCESS
Zinc Phosphate + Polyester Powder Coat



PERMACOAT PROCESS
Zinc Phosphate + Epoxy Powder Coat + Polyester Powder Coat

IMPASSABLE **DESIGN**

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL.** Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY.**



Impasse II Gauntlet shown



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism

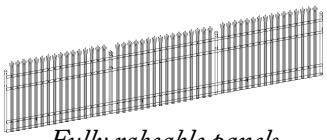
Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry

Ameristar is committed to providing products that meet the Buy American Act

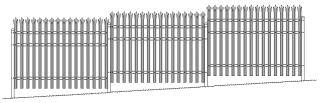
Ameristar products have the opportunity to earn LEED points

RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



Fully rakeable panels



Stair-stepping panels

DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



(inside of rail shown above / view from protected side)

When installing these security elements use Impasse II as a platform:

- ***Communication & Video Cables***
- ***Intrusion Detection / Fiber Optic Cables***
- ***Access Control Wiring***
- ***Conduits***
- ***Anti-Ram Cabling*** *(Stalwart IS)*

STALWART IS®

ANTI-RAM BARRIER + SECURITY FENCE



Stalwart IS unites the ***strongest security fence available*** with the ***most widely used anti-ram perimeter barrier.*** The appearance of Stalwart IS is a great ***visual deterrent*** that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.



M50 M40 M30

PU60 PU50 K12 K8 K4

Stalwart IS offers ***multiple anti-ram ratings.*** Each installation can be designed with the most appropriate standoff distance from the asset.

ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



Ameristar's ***Project Solution Specialists*** are ***experienced in every facet of perimeter security design.*** Our goal is to assist the architectural community in finding the ***best perimeter & entry solutions*** for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services ***our team offers to complete your project design.***

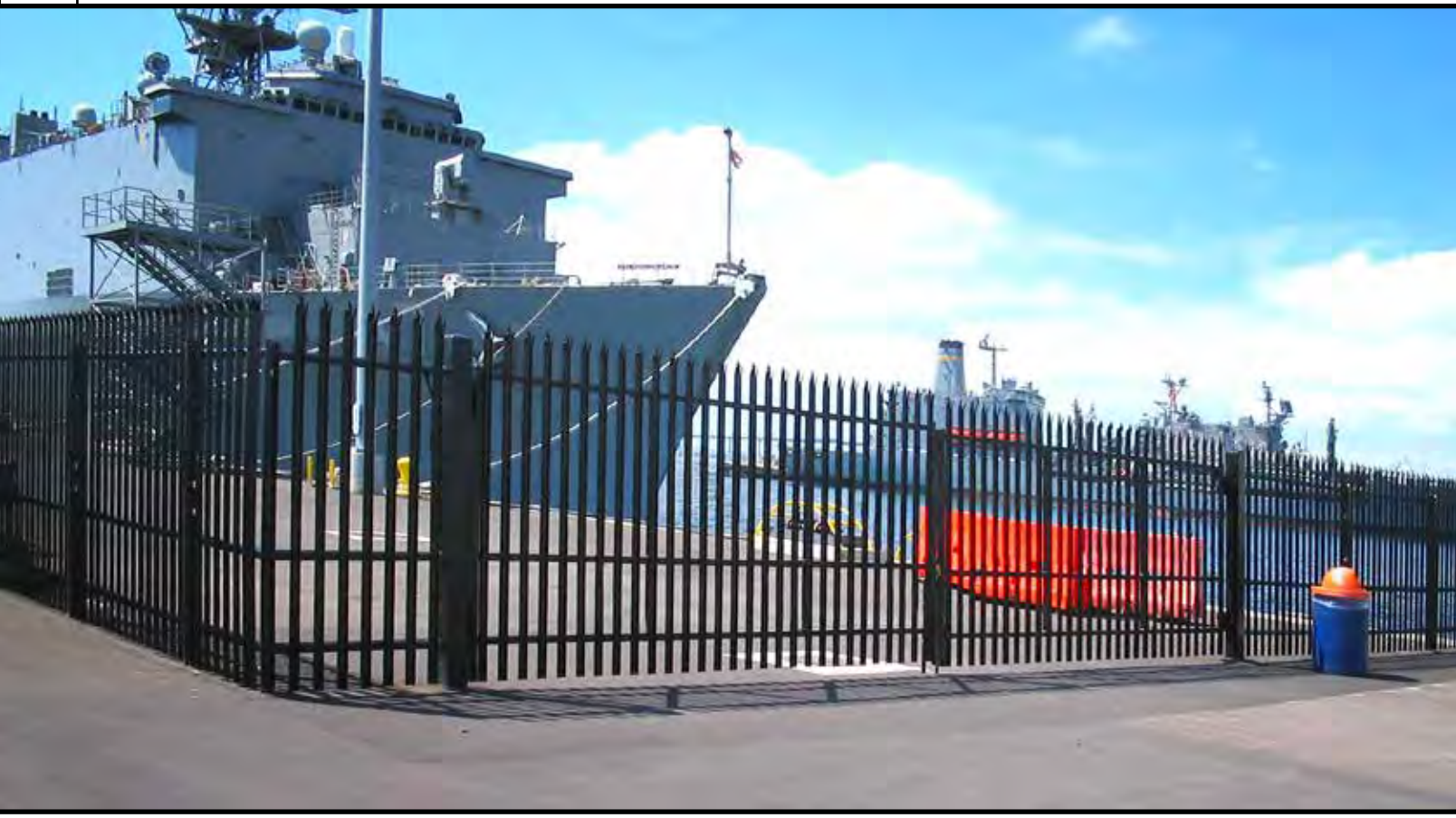
SLIDE GATES & SWING GATES





Egress* & *ingress requirements are unique to each application. ***Managing traffic flow* & *usage demands*** are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to ***balance function, security* & *beauty***.

Ameristar ***Transport***™ & ***Passport***™ sliding gates perfectly match the perimeter fence system to create a ***seamless* & *stunning design*** while exuding a ***commanding presence*** of security built to unite perimeter and entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered over ***30 years ago*** in response to the ***demand by consumers & specifiers for specialty fence products***. Ameristar offers an ***aesthetically pleasing product*** that is both ***high in quality & affordability.*** This has been achieved by maximizing ***high-volume productivity***, increasing product design strength, and promoting ***simplistic installation.***

PROVEN CAPABILITY

Ameristar's integrated ***in-house process & extensive raw material inventory*** results in much improved productivity and availability compared to the competition. By having a ***vast finished goods inventory***, Ameristar is capable of ***delivering finished products faster*** than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually ***raised the bar*** across the board in the ***manufacturing of high quality***, innovative fencing products. Our demonstrated commitment to ***upholding higher values*** translates into superior products that ***go far beyond*** merely meeting minimum industry standards.





Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



#9718 | REVISED 10/2021

Appendix B – Betafence Palisade

BETAFENCE
a PRÆSIDIAD brand



Palisade

ARCHITECTURAL SECURITY BARRIER

Product detail



- Flexible and fast installation
- Integration-ready raceways
- Covers a wide range of protection requirements
- 15 Year warranty
- Superior anti-corrosion coatings

BENEFITS

Deter and delay

The Palisade system presents an architecturally-pleasing security barrier designed to deter attacks and discourage scaling. The high-strength steel construction delays intrusion attempts by enough time for security response teams to deploy effectively.

Fast and flexible installation

Because of its unique rail support, Palisade is fast and easy to install, even on sloping surfaces. Depending on security requirements, rail and post spacing is fully customizable.

Seamless integration

This barrier solution can be integrated with Intrusion Detection and other electronic security components, protecting cabling through a raceway of steel rails within the framework of the Palisade Fence System.

Anti-ram barrier add on available

Anti-Ram Barriers can be integrated into Palisade or installed as a stand-alone solution providing formidable resistance to vehicular attack.

Security level



Applications



Functionalities



Complete Range



Pinnacle Round Top



Defender Splayed



Pinnacle Splayed

Panels

Panels feature strong and secure steel pales available in two designs depending on security and architectural requirements. Available in 8' and 10' heights.

Posts and rails

Panels are installed on rails in front of the posts, allowing for a finished and seamless appearance. This configuration allows for faster installation – and means that exact post spacings are not a requirement.

Gates

Choose from a wide range of gate styles including pedestrian and vehicular swing gates, as well as slide and cantilever gates.

Superior Coating

Palisade panels and gates are manufactured with galvanized tubular steel, then protected by Betafence's exclusive Super-Durable powder coating. This coating provides longer protection from U.V. rays and salt spray than either E-Coat or standard polyester coatings.

ARCHITECTURAL GRADE POWDER COATING
agpc

Surveillance friendly

Surveillance systems have unobstructed visibility of activity behind the fence.

Warranty

Palisade is backed by a 15-Year Manufacturer's Warranty, giving you the peace of mind that the world's leading producer of fencing stands behind this product.

PALISADE STANDARD CONFIGURATIONS

Panel Height	Pales	Air Spacing	Rails	Posts
8', 10'	15 ga.	3-1/4"	2" TS x 14 ga.	3" TS x 12 ga 4" TS x 11 ga.

Betafence
3309 SW Interstate 45, Ennis, TX 75119 USA
Tel: +1 972 878 7000 | +1 888 650 4766

Betafence is the world market leader in fencing solutions, access control and detection for perimeter protection. All Betafence companies and product names are trademarks owned by PRÆSIDIAD Group Limited. Modification in products and assortment are subject to change without prior notice.

Proud to be a PRÆSIDIAD brand, Betafence is part of a global network, working alongside Guardiar and Hesco as a leader in perimeter security systems and solutions. For more information please visit praesidiad.com.

211223

BETAFENCE
Securing What Matters
betafence.com/contact


BURNS
McDONNELL

July 1, 2025

Project Cardinal - Design Team
Pioneer Development

Re: Project Cardinal Preliminary Sound Study

Burns & McDonnell was retained by Pioneer Development ("Pioneer") to conduct a preliminary sound study (the "Study") for the proposed Project Cardinal Data Center Development (the "Project"). The objective of the Study was to estimate future noise impacts from operational equipment at the Project's property boundaries.

The Project is proposed to be located in Yorkville, Illinois. The current site plan is presented in Figure 1 and includes fourteen (14) two-story data center buildings. The design includes eleven (11) large (~680,600 square foot) buildings and three (3) smaller (~390,000 square foot) buildings. The large buildings were modeled with 108 rooftop chillers and 80 auxiliary generators at ground level. The smaller buildings include 54 rooftop chillers and 40 auxiliary generators. The buildings, barriers, layout, and equipment counts were provided by Pioneer for the current design. However, this design is preliminary and would likely evolve throughout the detailed design stages of the Project. This analysis included predictive modeling to estimate Project-generated sound levels in the surrounding community for two operational scenarios. A comparison to the local sound level limits was performed at the Project boundaries. Sound level impacts at the nearest noise sensitive receptors would be expected to be lower as Project-generated sound would attenuate as it moves offsite.

Acoustic Terminology

The term "sound level" is often used to describe two different sound characteristics: sound power and sound pressure. Every source that produces sound has a sound power level (PWL). The PWL is the acoustical energy emitted by a sound source and is an absolute number that is not affected by the surrounding environment. The acoustical energy produced by a source propagates through media as pressure fluctuations. These pressure fluctuations, also called sound pressure levels (SPL), are what human ears hear and microphones measure.

Sound is physically characterized by amplitude and frequency. The amplitude of sound is measured in decibels (dB) as the logarithmic ratio of a sound pressure to a reference sound pressure (20 micropascals). The reference sound pressure corresponds to the typical threshold of human hearing. To the average listener, a 3-dB change in a continuous broadband sound is generally considered "just barely perceptible"; a 5-dB change is generally considered "clearly noticeable"; and a 10-dB change is generally considered a doubling (or halving, if the sound is decreasing) of the apparent loudness.

Sound waves can occur at many different wavelengths, also known as the frequency. Frequency is measured in hertz (Hz) and is the number of wave cycles per second that occur. The typical human ear can hear frequencies ranging from approximately 20 to 20,000 Hz. Normally, the human ear is most sensitive to sounds in the middle frequencies (1,000 to 8,000 Hz) and is less sensitive to sounds in the lower and higher frequencies. As such, the A-weighting scale was developed to simulate the frequency response of the human ear to sounds at typical environmental levels. The A-weighting scale emphasizes sounds in the middle frequencies and de-emphasizes sounds in the low and high frequencies. Any sound level to which the A-weighting scale has been applied is expressed in A-weighted decibels, or dBA.

Sound in the environment is constantly fluctuating, as when a car drives by, a dog barks, or a plane passes overhead. Therefore, sound metrics have been developed to quantify fluctuating environmental sound levels. These metrics include the exceedance sound level. The exceedance sound level is the sound level exceeded during "x" percent of the sampling period and is also referred to as a statistical sound level. Common exceedance sound level values are the 10-, 50-,90-percentile exceedance sound levels, denoted by L_{10}, L_{50}, and L_{90}. The equivalent-continuous sound level (L_{eq}) is the logarithmic average (i.e., energy

average) of the varying sound over a given time period and is the most common metric used to describe sound. The L_{90} is typically considered the "background" sound level since it excludes many short, intermittent sounds and captures the sound levels experienced most of the time (i.e., sound levels 90 percent of the time).

City of Yorkville Noise Ordinance

The Code of Ordinances of Yorkville, Illinois Title IV, Chapter 4 limits noise levels from the Project. The ordinance states, "No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the sound level limits in table 1 of this section, as adjusted according to table 2 of this section." Table 1 is reproduced below.

Table 1: Sound Level Limits

Time of Day	Receiving Property Land Use		
	Residential	Commercial	Public Parks and Other Public Open Spaces
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA	67 dBA	67 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA	67 dBA	67 dBA

Table 2 of the ordinance provides adjustments for varying durations of noise within a given hour as well as penalties to apply for noise of an impulsive character or tonal. The specific equipment manufacturers and models for the Project have not been selected at this time. The type of equipment that generates noise as part of the Project (chillers and emergency generators) does not operate in an impulsive manner and the equipment can be specified and procured to not emit prominent discrete tones or tonal noise. Provided the developer of the Project selects non-tonal equipment for operations, the continuous noise generated by the Project would be limited to 60 dBA during the day and 50 dBA during the night at residential receptors. The City of Yorkville ordinance includes an exemption for "emergency short term operations." The City of Yorkville has confirmed that the operation of the emergency generators during a full blackout would be exempt from the noise limits according to the exemption.

Design goals have been developed for the Project boundary based on the City of Yorkville ordinance. For normal operation, which could generate noise at any time of the day, the design goal is 50 dBA at the receiving residential property boundaries to meet the nighttime sound level limits. For generator testing, which occurs during daytime hours, the design goal is 60 dBA to meet daytime limits when maintenance generator testing would occur.

Ambient Measurements

Variations in noise environments are typically due to existing land uses, population density, and proximity to transportation corridors. Elevated existing ambient sound levels in the region occur near major transportation corridors such as interstate highways and in areas with higher population densities. Principal contributors to the existing noise environment likely include motor vehicle traffic on local roadways, typical agricultural noise sources, and natural sounds such as birds, insects, and leaf or vegetation rustle during elevated wind conditions. Diurnal effects result in sound levels that are typically quieter during the night than during the daytime, except during periods when evening and nighttime insect noise dominates in warmer seasons.

Burns & McDonnell personnel conducted sound level measurements to establish the existing background sound levels in the area surrounding the Project site. Sound levels were measured using Larson Davis Model 821 sound level meters with associated preamplifiers and ½-inch free-field precision microphones meeting ANSI S1.4 Type 1 specifications. One-half inch random-incidence microphones were used on the meters. All measurement and field calibration equipment were certified by

a traceable laboratory within 12 months prior to the measurement. Field calibration confirmations were performed before and after the long-term measurements and before and after each set of short-term measurements. The meter and calibrator were checked within a year prior of the measurements to verify compliance with the U.S. National Institute of Standards and Technology specifications. The calibration drift was within tolerance over the duration of the measurement survey.

The survey was undertaken continuously from June 17 to 18, 2025, during daytime and nighttime hours. Weather data was reviewed from a nearby weather station (Weather Station ID: KILYORKV81). Average wind speeds were within industry guidance and the only recorded precipitation recorded during the measurement period was at the very end of the measurement at 1:00 p.m. on June 18th. Continuous sound level measurements were collected at the boundaries of the proposed Project in the four cardinal directions. The measurement locations are provided in Figure 2 of Attachment 1. A summary of the ambient measurements is provided in Table 2 below and hourly average sound levels are provided in Attachment 2.

Table 2: Continuous Sound Leve Monitoring Summary

Measurement Location	Time of Day	L_{eq} (dBA)	L_{90} (dBA)
MP1	Daytime	69	52
	Nighttime	67	40
MP2	Daytime	61	44
	Nighttime	59	39
MP3	Daytime	69	48
	Nighttime	67	40
MP4	Daytime	59	37
	Nighttime	57	37

Sound levels in the Project area were variable; the major noise sources across the Project area included local traffic (passenger cars and large trucks) and typical sounds of nature (insects and bird calls). Transient noise levels were greater along local traffic thorough fairs (Highway 47 and Galena Road). Sound levels are provided in both L_{eq} and L_{90} to represent the background ambient sound levels for the Project. The L_{90} sound levels exclude the majority of the instantaneous and intermittent noise from occasional traffic. L_{90} is generally used to represent the typical background noise for a given area.

Sound Modeling Methodology

Sound modeling was performed using the industry-accepted sound modeling software Computer Aided Noise Abatement (CadnaA), version 2025. The software is a scaled, three-dimensional program that takes into account air absorption, terrain, ground absorption, reflections and shielding for each piece of sound-emitting equipment and predicts sound pressure levels. The model calculates sound propagation based on International Organization of Standardization (ISO) 9613-2:2024, General Method of Calculation. ISO 9613-2 assesses the sound level propagation based on the octave band center-frequency range.

The ISO standard considers sound propagation and directivity. The software calculates sound propagation using omnidirectional, downwind sound propagation and worst-case directivity factors. In other words, the model assumes that each piece of equipment propagates its worst-case sound levels in all directions at all times. Empirical studies accepted within the industry have demonstrated that modeling may over-predict sound levels in certain directions, and as a result, modeling results generally are considered a conservative measure of a project's actual sound level. The modeled atmospheric conditions were assumed to be calm, and the temperature and relative humidity were left at the program's default values. Reflections and shielding were considered for sound waves encountering physical structures.

Project Sound Sources

The sound level design goal is applicable at the Project property line and the most impacted locations were identified surrounding the Project. Project sound sources were modeled in the locations shown in Figure 1 of Attachment 1. A summary of the modeling assumptions for each piece of equipment is provided in Table 3. Each chiller was estimated to have an overall sound power level of 91 dBA. This would likely be a low-noise option, or a model which may include mitigation in detailed design. Each emergency generator was estimated to have an overall sound power level of 105 dBA (sound pressure level of 65 dBA at 50 feet). The generators were modeled inclusive of both the generator enclosure and exhaust stack. Substation transformers have not yet been coordinated with the utility and can be updated in the model once information is received.

Table 3: Predictive Modeling Sound Level Inputs

Source	Number of Sources	Modeled Equipment Sound Level Assumption[a]
Chillers (Low-Noise)	1,350	L_w = 91 dBA
Emergency Generators	1,000	L_p = 65 dBA at 50 feet

(a) L_w = sound power level; L_p = sound pressure level; dBA = A-weighted decibels

Operational Scenario Assumptions

The model was evaluated for two operational scenarios: Normal Operation and Generator Testing. Normal Operation represents the condition where all campus chillers are at 100% load without the use of generators. Generator Testing represents the condition where all campus chillers are at 100% load and two generators per data center building are being tested at 100% load. Emergency operations would represent a condition during an emergency situation where all equipment is operation and running at 100% load. The emergency operation scenario was not modeled because it is not considered “normal conditions” and the City of Yorkville confirmed the emergency scenario is exempt from the limits. A summary of each modeled scenario is provided in Table 4.

Table 4: Summary of Operating Scenarios

Operating Scenario	Normal Operation	Generator Testing	Emergency Operation
Design Goal	50 dBA at property lines	60 dBA at property lines	--
Equipment in Operation for Each Scenario			
Chiller	All On at 100% Load	All On at 100% Load	All On at 100% Load
Generators	All Off	2 per Building at 100% Load	All On at 100% Load

Sound Modeling Results

The Project equipment was modeled using the provided sound level assumptions for Normal Operation and Generator Testing scenarios. A tabulated summary of the most impacted property line location is provided in Table 5.

Table 5: Modeled Project Sound Levels at Property Lines

Receiver	Modeled Sound Level (dBA)	
	Normal Operation	Generator Testing
Boundary NW	47	48
Boundary NE	50	50
Boundary E	49	49
Boundary SE	50	50
Boundary SW	49	49
Boundary NW	48	48

The most impacted property line receivers were modeled to be below the design goals during Normal Operation and Generator Testing. Sound level contours were generated for the two operating scenarios, in 5-dBA increments, at a height 5 feet above grade as shown in Figure 3 and Figure 4 of Attachment 1.

Conclusion

Burns & McDonnell provided an acoustic analysis for the proposed Project Cardinal data center based on representative equipment sound levels and the site plan provided. The modeling results show that the Project design can feasibly meet the City of Yorkville sound level limits through the use of low-noise chillers.

Sincerely,

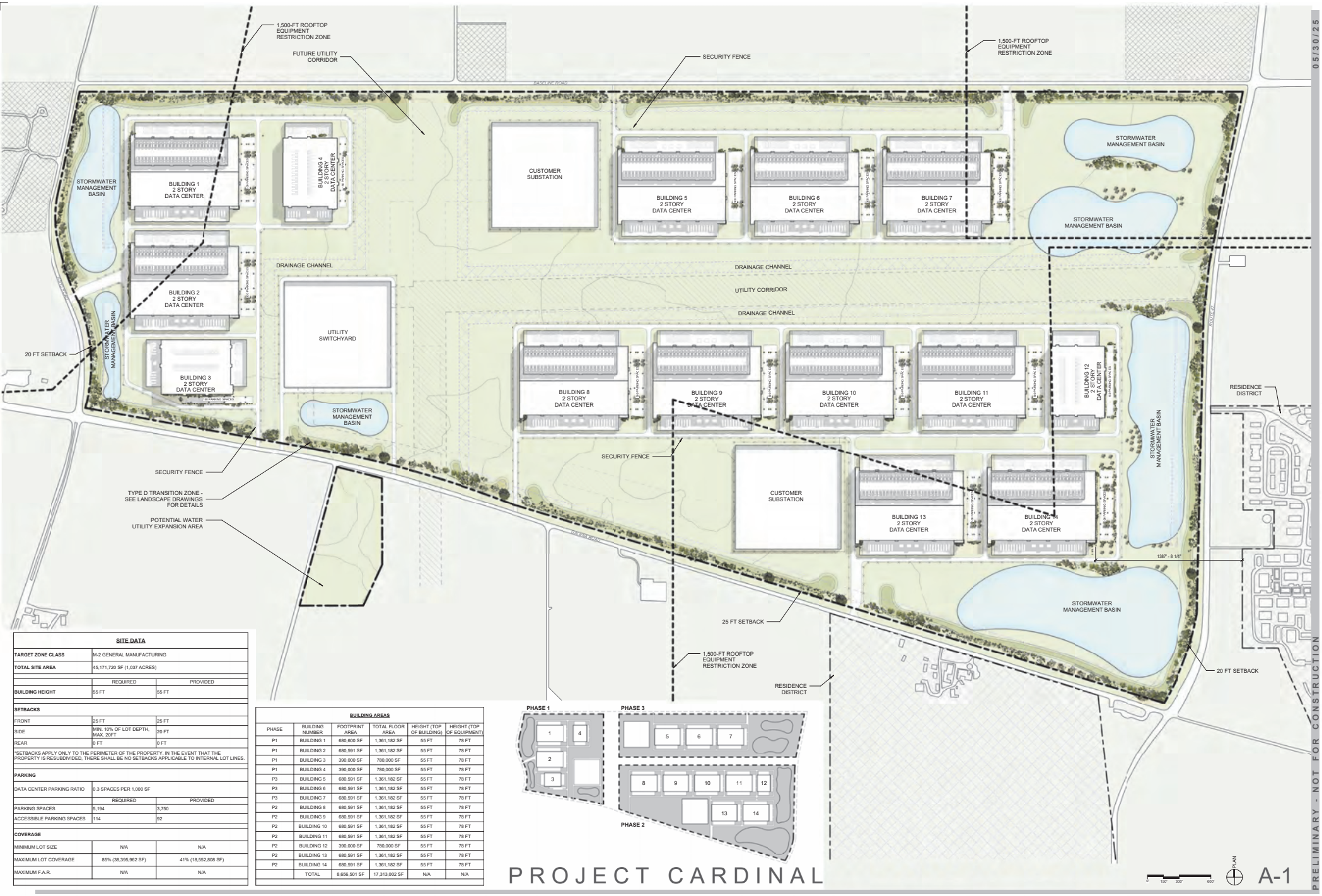
Burns & McDonnell



Gabriel Weger
Section Manager – Acoustics

Attachments
Attachment 1 – Figures
Attachment 2 – Measurement Data

Attachment 1 – Figures



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PIONEER DEVELOPMENT

FIGURE 1 - SITE PLAN

BURNS McDONNELL · MH Marquies Hoelzli Architecture · O2



LEGEND

Project Area

Project Structures

Measurement Points

Barriers

REFERENCE

0 0.15 0.3

MILES

0 0.15 0.3

KILOMETERS

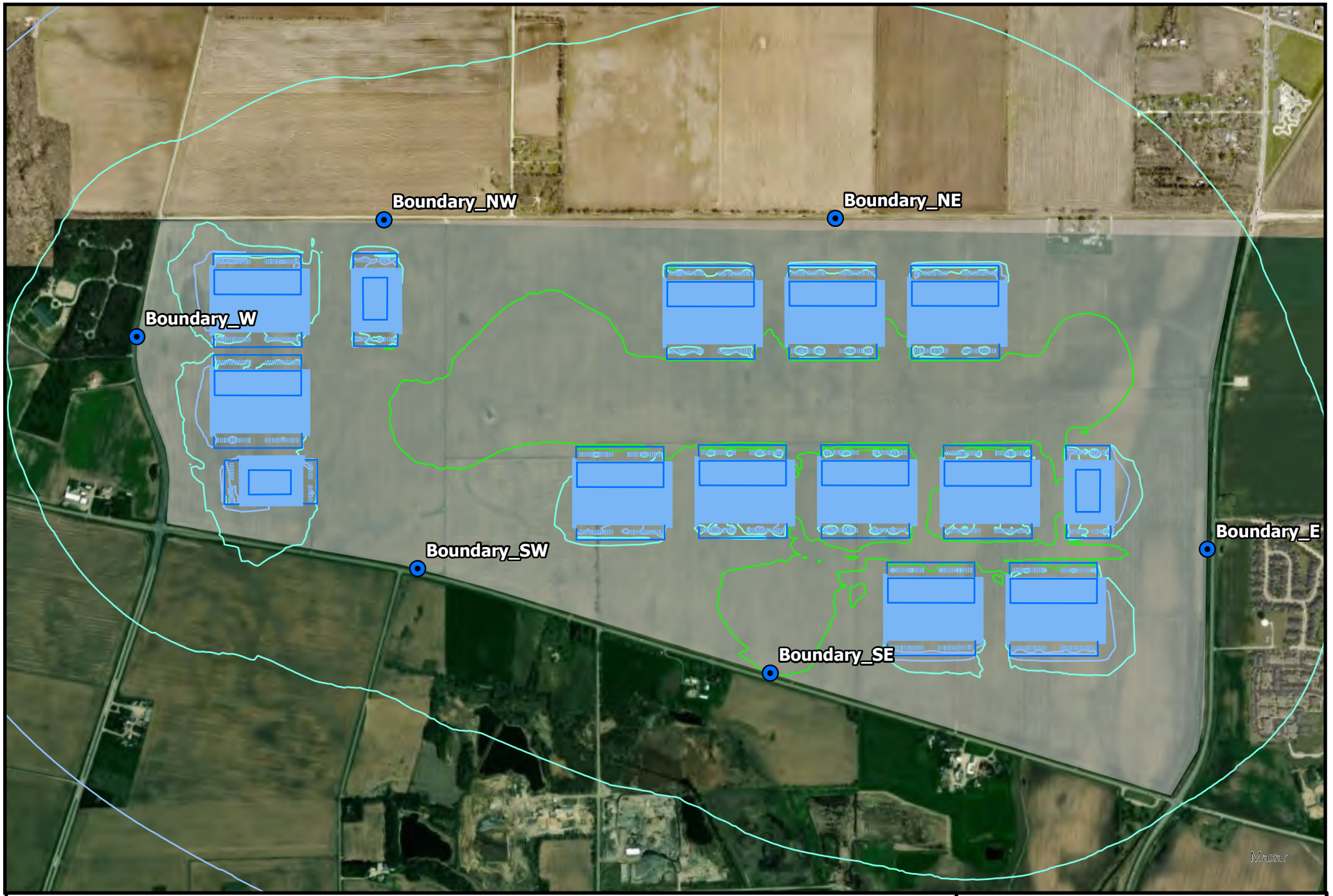
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Figure 2
Monitoring Locations

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	06/27/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:



LEGEND

- Project Area
- Project Structures
- Barriers
- 40 dBA
- 45 dBA
- 50 dBA
- 55 dBA
- 60 dBA
- 65 dBA
- NSA Receptors

REFERENCE

0 0.15 0.3
MILES

0 0.15 0.3
KILOMETERS

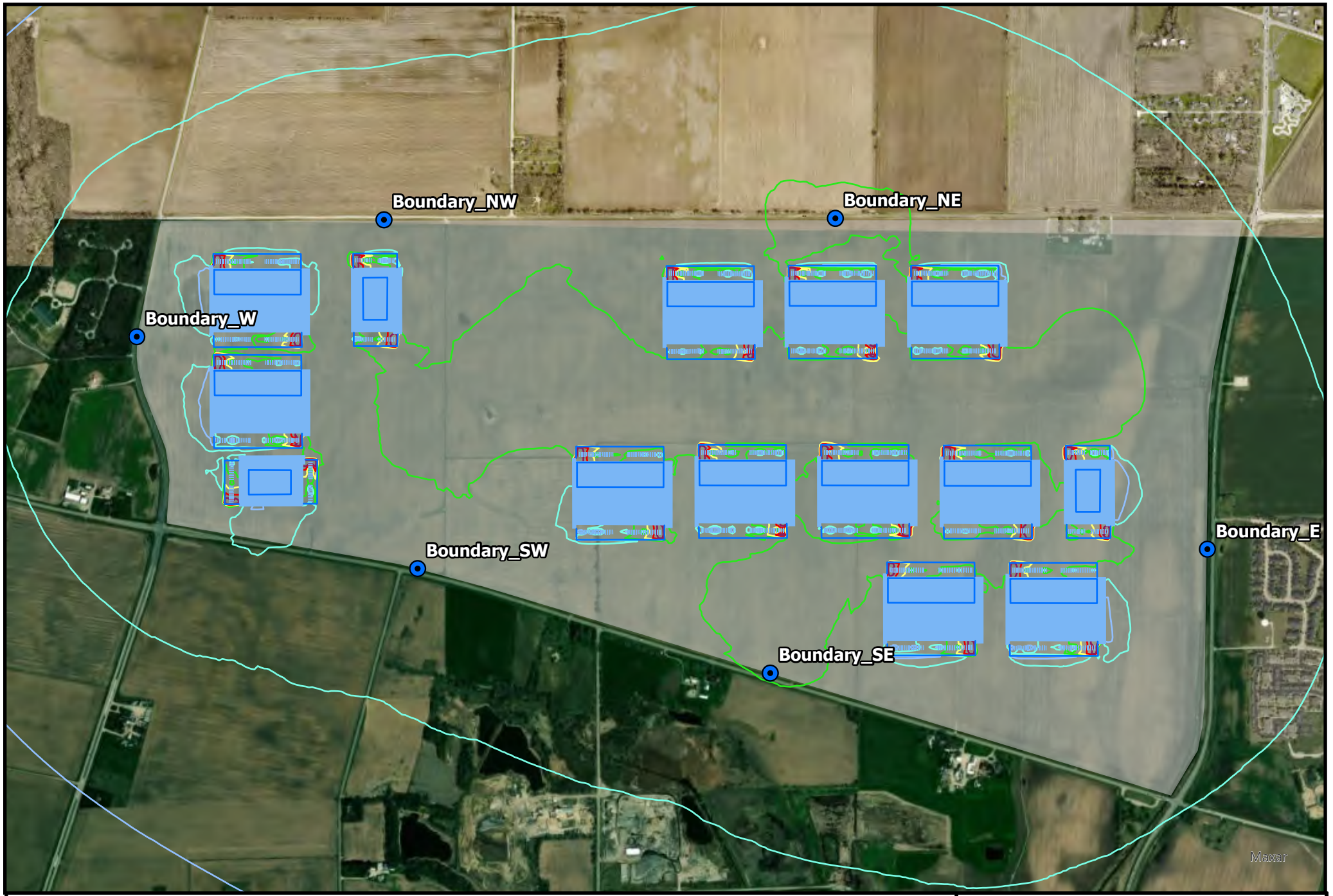
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Figure 3
Operational Sound Level Contours (dBA)

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	07/01/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:



LEGEND

- Project Area
- Project Structures
- Barriers
- 40 dBA
- 45 dBA
- 50 dBA
- 55 dBA
- 60 dBA
- 65 dBA
- NSA Receptors

REFERENCE

0 0.15 0.3
MILES

0 0.15 0.3
KILOMETERS

N

Figure 4
Maintenance Sound Level Contours (dBA)

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	07/01/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:

Attachment 2 – Measurement Data

Table 1 - Hourly Average Sound Levels - MP01

Time	MP01 [dBA]			
	Leq	L10	L50	L90
6/17/25 11:00 AM	70	73	65	54
6/17/25 12:00 PM	69	73	65	55
6/17/25 1:00 PM	69	73	65	53
6/17/25 2:00 PM	68	72	65	50
6/17/25 3:00 PM	69	72	65	54
6/17/25 4:00 PM	69	71	65	55
6/17/25 5:00 PM	68	71	65	54
6/17/25 6:00 PM	67	71	65	52
6/17/25 7:00 PM	66	69	61	48
6/17/25 8:00 PM	65	68	59	47
6/17/25 9:00 PM	67	68	58	46
6/17/25 10:00 PM	66	71	58	45
6/17/25 11:00 PM	64	66	48	38
6/18/25 12:00 AM	63	63	45	35
6/18/25 1:00 AM	60	60	40	32
6/18/25 2:00 AM	63	62	43	33
6/18/25 3:00 AM	66	66	49	40
6/18/25 4:00 AM	66	69	53	42
6/18/25 5:00 AM	70	73	63	48
6/18/25 6:00 AM	70	74	66	51
6/18/25 7:00 AM	70	73	66	52
6/18/25 8:00 AM	69	73	65	52
6/18/25 9:00 AM	70	74	65	53
6/18/25 10:00 AM	70	74	65	50
6/18/25 11:00 AM	71	75	67	54
6/18/25 12:00 PM	70	73	65	51
6/18/25 1:00 PM	65	76	69	56
Average Daytime:	69	72	64	52
Average Nighttime:	67	67	52	40

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 2 - Hourly Average Sound Levels - MP02

Time	MP02 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	61	73	55	47
6/17/25 1:00 PM	61	73	54	46
6/17/25 2:00 PM	62	73	53	44
6/17/25 3:00 PM	60	72	53	45
6/17/25 4:00 PM	59	72	55	45
6/17/25 5:00 PM	59	71	54	43
6/17/25 6:00 PM	58	71	52	39
6/17/25 7:00 PM	65	71	49	37
6/17/25 8:00 PM	57	69	50	39
6/17/25 9:00 PM	60	68	52	42
6/17/25 10:00 PM	60	68	51	41
6/17/25 11:00 PM	56	71	48	38
6/18/25 12:00 AM	54	66	41	36
6/18/25 1:00 AM	53	63	39	35
6/18/25 2:00 AM	54	60	41	35
6/18/25 3:00 AM	57	62	44	39
6/18/25 4:00 AM	60	66	48	42
6/18/25 5:00 AM	62	69	54	45
6/18/25 6:00 AM	61	73	54	44
6/18/25 7:00 AM	61	74	53	44
6/18/25 8:00 AM	61	73	54	44
6/18/25 9:00 AM	60	73	53	44
6/18/25 10:00 AM	61	74	53	43
6/18/25 11:00 AM	62	74	56	47
6/18/25 12:00 PM	60	75	53	41
6/18/25 1:00 PM	61	73	59	54
Average Daytime:	61	72	53	44
Average Nighttime:	59	66	46	39

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 3 - Hourly Average Sound Levels - MP03

Time	MP03 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	68	72	56	43
6/17/25 1:00 PM	68	72	56	44
6/17/25 2:00 PM	69	73	60	46
6/17/25 3:00 PM	70	74	66	51
6/17/25 4:00 PM	70	74	67	54
6/17/25 5:00 PM	71	74	66	53
6/17/25 6:00 PM	68	73	61	49
6/17/25 7:00 PM	67	72	57	46
6/17/25 8:00 PM	66	71	56	45
6/17/25 9:00 PM	66	70	56	42
6/17/25 10:00 PM	67	71	58	45
6/17/25 11:00 PM	64	66	50	42
6/18/25 12:00 AM	61	61	44	35
6/18/25 1:00 AM	61	59	41	35
6/18/25 2:00 AM	64	58	41	33
6/18/25 3:00 AM	61	60	44	37
6/18/25 4:00 AM	68	72	55	43
6/18/25 5:00 AM	71	75	61	49
6/18/25 6:00 AM	71	76	63	50
6/18/25 7:00 AM	71	75	63	50
6/18/25 8:00 AM	70	75	62	47
6/18/25 9:00 AM	69	74	58	46
6/18/25 10:00 AM	69	73	56	44
6/18/25 11:00 AM	71	75	61	48
6/18/25 12:00 PM	70	74	61	46
6/18/25 1:00 PM	72	78	65	56
Average Daytime:	69	73	60	48
Average Nighttime:	67	65	49	40

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 4 - Hourly Average Sound Levels - MP04

Time	MP04 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:16 PM	57	59	47	39
6/17/25 1:00 PM	56	59	45	38
6/17/25 2:00 PM	55	60	44	37
6/17/25 3:00 PM	57	61	44	36
6/17/25 4:00 PM	56	61	43	36
6/17/25 5:00 PM	57	62	42	35
6/17/25 6:00 PM	56	61	41	33
6/17/25 7:00 PM	55	59	42	34
6/17/25 8:00 PM	55	60	45	33
6/17/25 9:00 PM	59	64	45	37
6/17/25 10:00 PM	63	69	46	38
6/17/25 11:00 PM	52	53	44	38
6/18/25 12:00 AM	50	50	38	33
6/18/25 1:00 AM	51	49	37	33
6/18/25 2:00 AM	55	46	40	35
6/18/25 3:00 AM	50	48	40	35
6/18/25 4:00 AM	55	56	43	39
6/18/25 5:00 AM	59	63	48	42
6/18/25 6:00 AM	60	64	48	41
6/18/25 7:00 AM	58	62	45	40
6/18/25 8:00 AM	58	62	45	39
6/18/25 9:00 AM	55	59	44	37
6/18/25 10:00 AM	56	60	42	36
6/18/25 11:00 AM	58	62	48	39
6/18/25 12:00 PM	57	62	46	33
6/18/25 1:00 PM	60	64	53	49
Average Daytime:	59	61	45	37
Average Nighttime:	57	54	42	37

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

July 9, 2025

Project Cardinal - Design Team
Pioneer Development

Re: Project Cardinal Preliminary Sound Study

Burns & McDonnell was retained by Pioneer Development ("Pioneer") to conduct a preliminary sound study (the "Study") for the proposed Project Cardinal Data Center Development (the "Project"). The objective of the Study was to estimate future noise impacts from operational equipment at the Project's property boundaries.

The Project is proposed to be located in Yorkville, Illinois. The current site plan is presented in Figure 1 and includes fourteen (14) two-story data center buildings. The design includes eleven (11) large (~680,600 square foot) buildings and three (3) smaller (~390,000 square foot) buildings. The large buildings were modeled with 108 rooftop chillers and 80 auxiliary generators at ground level. The smaller buildings include 54 rooftop chillers and 40 auxiliary generators. The buildings, barriers, layout, and equipment counts were provided by Pioneer for the current design. However, this design is preliminary and would likely evolve throughout the detailed design stages of the Project. This analysis included predictive modeling to estimate Project-generated sound levels in the surrounding community for two operational scenarios. A comparison to the local sound level limits was performed at the Project boundaries. Sound level impacts at the nearest noise sensitive receptors would be expected to be lower as Project-generated sound would attenuate as it moves offsite.

Acoustic Terminology

The term "sound level" is often used to describe two different sound characteristics: sound power and sound pressure. Every source that produces sound has a sound power level (PWL). The PWL is the acoustical energy emitted by a sound source and is an absolute number that is not affected by the surrounding environment. The acoustical energy produced by a source propagates through media as pressure fluctuations. These pressure fluctuations, also called sound pressure levels (SPL), are what human ears hear and microphones measure.

Sound is physically characterized by amplitude and frequency. The amplitude of sound is measured in decibels (dB) as the logarithmic ratio of a sound pressure to a reference sound pressure (20 micropascals). The reference sound pressure corresponds to the typical threshold of human hearing. To the average listener, a 3-dB change in a continuous broadband sound is generally considered "just barely perceptible"; a 5-dB change is generally considered "clearly noticeable"; and a 10-dB change is generally considered a doubling (or halving, if the sound is decreasing) of the apparent loudness.

Sound waves can occur at many different wavelengths, also known as the frequency. Frequency is measured in hertz (Hz) and is the number of wave cycles per second that occur. The typical human ear can hear frequencies ranging from approximately 20 to 20,000 Hz. Normally, the human ear is most sensitive to sounds in the middle frequencies (1,000 to 8,000 Hz) and is less sensitive to sounds in the lower and higher frequencies. As such, the A-weighting scale was developed to simulate the frequency response of the human ear to sounds at typical environmental levels. The A-weighting scale emphasizes sounds in the middle frequencies and de-emphasizes sounds in the low and high frequencies. Any sound level to which the A-weighting scale has been applied is expressed in A-weighted decibels, or dBA.

Sound in the environment is constantly fluctuating, as when a car drives by, a dog barks, or a plane passes overhead. Therefore, sound metrics have been developed to quantify fluctuating environmental sound levels. These metrics include the exceedance sound level. The exceedance sound level is the sound level exceeded during "x" percent of the sampling period and is also referred to as a statistical sound level. Common exceedance sound level values are the 10-, 50-,90-percentile exceedance sound levels, denoted by L_{10}, L_{50}, and L_{90}. The equivalent-continuous sound level (L_{eq}) is the logarithmic average (i.e., energy

average) of the varying sound over a given time period and is the most common metric used to describe sound. The L_{90} is typically considered the "background" sound level since it excludes many short, intermittent sounds and captures the sound levels experienced most of the time (i.e., sound levels 90 percent of the time).

City of Yorkville Noise Ordinance

The Code of Ordinances of Yorkville, Illinois Title IV, Chapter 4 limits noise levels from the Project. The ordinance states, "No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the sound level limits in table 1 of this section, as adjusted according to table 2 of this section." Table 1 is reproduced below.

Table 1: Sound Level Limits

Time of Day	Receiving Property Land Use		
	Residential	Commercial	Public Parks and Other Public Open Spaces
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA	67 dBA	67 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA	67 dBA	67 dBA

Table 2 of the ordinance provides adjustments for varying durations of noise within a given hour as well as penalties to apply for noise of an impulsive character or tonal. The specific equipment manufacturers and models for the Project have not been selected at this time. The type of equipment that generates noise as part of the Project (chillers and emergency generators) does not operate in an impulsive manner and the equipment can be specified and procured to not emit prominent discrete tones or tonal noise. Provided the developer of the Project selects non-tonal equipment for operations, the continuous noise generated by the Project would be limited to 60 dBA during the day and 50 dBA during the night at residential receptors. The City of Yorkville ordinance includes an exemption for "emergency short term operations." The City of Yorkville has confirmed that the operation of the emergency generators during a full blackout would be exempt from the noise limits according to the exemption.

Design goals have been developed for the Project boundary based on the City of Yorkville ordinance. For normal operation, which could generate noise at any time of the day, the design goal is 50 dBA at the receiving residential property boundaries to meet the nighttime sound level limits. For generator testing, which occurs during daytime hours, the design goal is 60 dBA to meet daytime limits when maintenance generator testing would occur.

Ambient Measurements

Variations in noise environments are typically due to existing land uses, population density, and proximity to transportation corridors. Elevated existing ambient sound levels in the region occur near major transportation corridors such as interstate highways and in areas with higher population densities. Principal contributors to the existing noise environment likely include motor vehicle traffic on local roadways, typical agricultural noise sources, and natural sounds such as birds, insects, and leaf or vegetation rustle during elevated wind conditions. Diurnal effects result in sound levels that are typically quieter during the night than during the daytime, except during periods when evening and nighttime insect noise dominates in warmer seasons.

Burns & McDonnell personnel conducted sound level measurements to establish the existing background sound levels in the area surrounding the Project site. Sound levels were measured using Larson Davis Model 821 sound level meters with associated preamplifiers and ½-inch free-field precision microphones meeting American National Standards Institute (ANSI) S1.4 Type 1 specifications. One-half inch random-incidence microphones were used on the meters. All measurement and field

calibration equipment were certified by a traceable laboratory within 12 months prior to the measurement. Field calibration confirmations were performed before and after the long-term measurements and before and after each set of short-term measurements. The meter and calibrator were checked within a year prior of the measurements to verify compliance with the U.S. National Institute of Standards and Technology specifications. The calibration drift was within tolerance over the duration of the measurement survey.

The sound survey protocol was developed based on procedures outlined in the ANSI 12.9 Quantities and Procedures for Description and Measurement of Environmental Sound standard. Continuous sound level measurements were collected near the boundaries of the proposed Project in the four cardinal directions. The meters were placed in the directions of the nearest residential receivers, set back from the roadways the appropriate distance per the standard. The survey was undertaken continuously from June 17 to 18, 2025, during daytime and nighttime hours. Weather data was reviewed from a nearby weather station (Weather Station ID: KILYORKV81). Average wind speeds were within ANSI guidance and the only recorded precipitation recorded during the measurement period was at the very end of the measurement at 1:00 p.m. on June 18th. The measurement locations are provided in Figure 2 of Attachment 1. A summary of the ambient measurements is provided in Table 2 below and hourly average sound levels are provided in Attachment 2.

Table 2: Continuous Sound Leve Monitoring Summary

Measurement Location	Time of Day	L_{eq} (dBA)	L_{90} (dBA)
MP1	Daytime	69	52
	Nighttime	67	40
MP2	Daytime	61	44
	Nighttime	59	39
MP3	Daytime	69	48
	Nighttime	67	40
MP4	Daytime	59	37
	Nighttime	57	37

Sound levels in the Project area were variable; the major noise sources across the Project area included local traffic (passenger cars and large trucks) and typical sounds of nature (insects and bird calls). Transient noise levels were greater along local traffic thorough fairs (Highway 47 and Galena Road). Sound levels are provided in both L_{eq} and L_{90} to represent the background ambient sound levels for the Project. The L_{90} sound levels exclude the majority of the instantaneous and intermittent noise from occasional traffic. L_{90} is generally used to represent the typical background noise for a given area.

Sound Modeling Methodology

Sound modeling was performed using the industry-accepted sound modeling software Computer Aided Noise Abatement (CadnaA), version 2025. The software is a scaled, three-dimensional program that takes into account air absorption, terrain, ground absorption, reflections and shielding for each piece of sound-emitting equipment and predicts sound pressure levels. The model calculates sound propagation based on International Organization of Standardization (ISO) 9613-2:2024, General Method of Calculation. ISO 9613-2 assesses the sound level propagation based on the octave band center-frequency range.

The ISO standard considers sound propagation and directivity. The software calculates sound propagation using omnidirectional, downwind sound propagation and worst-case directivity factors. In other words, the model assumes that each piece of equipment propagates its worst-case sound levels in all directions at all times. Empirical studies accepted within the

industry have demonstrated that modeling may over-predict sound levels in certain directions, and as a result, modeling results generally are considered a conservative measure of a project's actual sound level. The modeled atmospheric conditions were assumed to be calm, and the temperature and relative humidity were left at the program's default values. Reflections and shielding were considered for sound waves encountering physical structures.

Project Sound Sources

The sound level design goal is applicable at the Project property line and the most impacted locations were identified surrounding the Project. Project sound sources were modeled in the locations shown in Figure 1 of Attachment 1. A summary of the modeling assumptions for each piece of equipment is provided in Table 3.

Table 3: Predictive Modeling Sound Level Inputs

Source	Number of Sources	Modeled Equipment Sound Level Assumption[a]
Chillers (Low-Noise)	1,350	L_w = 91 dBA
Emergency Generators	1,000	L_p = 65 dBA at 50 feet
Substation Transformer (Low Noise)	17	L_w = 89 dBA

(a) L_w = sound power level; L_p = sound pressure level; dBA = A-weighted decibels, NEMA = National Electrical Manufacturers Association

Chillers

Each chiller was estimated to have an overall sound power level of 91 dBA. This would likely be a low-noise option, or a model which may include mitigation in detailed design. The manufacture and model type for the chillers have not been selected at this time. To determine if a chiller for this data center could meet an overall sound power level of 91 dBA, Burns & McDonnell started with a common air-cooled chiller used in these applications, the York YVFA with 390-ton cooling capacity. The York unit is provided with an operating sound power level between 97 dBA (75% load) and 100 dBA (100% load). The units would likely operate at significantly quieter sound levels during nighttime hours, but due to the preliminary nature of this design, the load level during nighttime hours is unknow. The unit's octave band sound levels, show that the unit operates as a broadband source and does not operate in a tonal nature. To get down to a 91 dBA sound power level, additional mitigation would be required for these units. Chiller add-on mitigation would need to provide 6-9 dBA reductions to meet the design goal and can typically be supplied for these units through a supplier like BRD Hush Core. Some of their common add on mitigation options are listed below.

1. Standard (2-5 dBA reduction)
   a. Treatment of the compressor circuits for chillers . HUSH COVERS are used for the compressor housing, suction and discharge piping and oil separator vessels.
2. Unitary (4-6 dBA reduction)
   a. The Unitary System is a top mounted, unit supported plenum style acoustically insulated stack constructed using HUSH GUARD™ sound panels.
3. Louver (5-7 dBA reduction)
   a. The Louver System uses high performance type HUSH DUCT silencers up to 36" deep for direct bolting to the chiller cabinet/frame.
4. Summit (9-15 dBA reduction)
   a. The Summit System for air-cooled chillers is a high-performance source-applied treatment of the chiller's intakes and discharge fans using Hush Guard panels and Hush Duct Silencers.

During detailed design, nighttime cooling loads would be considered, and this level of noise mitigation may not be required. The standard offering of sound level reductions are shown above to confirm that mitigated chillers could reasonably get down to the levels specified in Table 3. Other chiller mitigation options include using a different chiller, sound walls, and relocation of the chiller equipment. Having the chillers on top of the building puts the chillers further away from the property boundaries and reduces the potential for offsite noise impacts.

Emergency Generators

Each emergency generator was estimated to have an overall sound power level of 105 dBA (sound pressure level of 65 dBA at 50 feet). The generators were modeled inclusive of both the generator enclosure and exhaust stack.

Substation Transformers

The Project is expected to include seventeen (17) 167-megavolt-ampere (MVA) substation transformers. According to National Electrical Manufacturers Association (NEMA) TR-1, the 167-MVA transformers would have a standard sound pressure level of 75 dBA, measured in accordance with the Institute of Electrical and Electronics Engineers (IEEE) Standard C57.12.90. The IEEE Standard requires sound level measurements to be averaged around the unit, measured at distances of 1 foot from the tank of the transformer and 6 feet from fan cooled surfaces. Based on typical transformer sizes the sound power level is expected to be around 95 dBA. In order to meet the City sound level limits at the property lines low-noise transformers would need to be specified to not exceed 89 dBA sound power level. The 89 dBA sound power level transformers were included in the predictive model.

Operational Scenario Assumptions

The model was evaluated for two operational scenarios: Normal Operation and Generator Testing. Normal Operation represents the condition where all campus chillers are at 100% load without the use of generators. Generator Testing represents the condition where all campus chillers are at 100% load and two generators per data center building are being tested at 100% load. Emergency operations would represent a condition during an emergency situation where all equipment is operation and running at 100% load. The emergency operation scenario was not modeled because it is not considered “normal conditions” and the City of Yorkville confirmed the emergency scenario is exempt from the limits. A summary of each modeled scenario is provided in Table 4.

Table 4: Summary of Operating Scenarios

Operating Scenario	Normal Operation	Generator Testing	Emergency Operation
Design Goal	50 dBA at property lines	60 dBA at property lines	--
Equipment in Operation for Each Scenario			
Chiller	All On at 100% Load	All On at 100% Load	All On at 100% Load
Generators	All Off	2 per Building at 100% Load	All On at 100% Load
Transformers	All On	All On	All Off

Sound Modeling Results

The Project equipment was modeled using the provided sound level assumptions for Normal Operation and Generator Testing scenarios. A tabulated summary of the most impacted property line location is provided in Table 5.

Table 5: Modeled Project Sound Levels at Property Lines

Receiver	Modeled Sound Level (dBA)	
	Normal Operation	Generator Testing
Boundary NW	48	49
Boundary N	50	50
Boundary NE	50	50
Boundary E	49	49
Boundary SE	50	50
Boundary SW	49	49
Boundary NW	48	49

The most impacted property line receivers were modeled to be below the design goals during Normal Operation and Generator Testing. Sound level contours were generated for the two operating scenarios, in 5-dBA increments, at a height 5 feet above grade as shown in Figure 3 and Figure 4 of Attachment 1.

Conclusion

Burns & McDonnell provided an acoustic analysis for the proposed Project Cardinal data center based on representative equipment sound levels and the site plan provided. The modeling results show that the Project design can feasibly meet the City of Yorkville sound level limits using low-noise chillers. Placing the chillers on top of the buildings puts the units farther from the Project property boundaries, which is used to help reduce noise offsite. Specifying non-tonal chillers when purchased will allow the Project to not emit prominent discrete tones offsite and would not require a 10-dBA penalty be applied to the limits.

Sincerely,

Burns & McDonnell

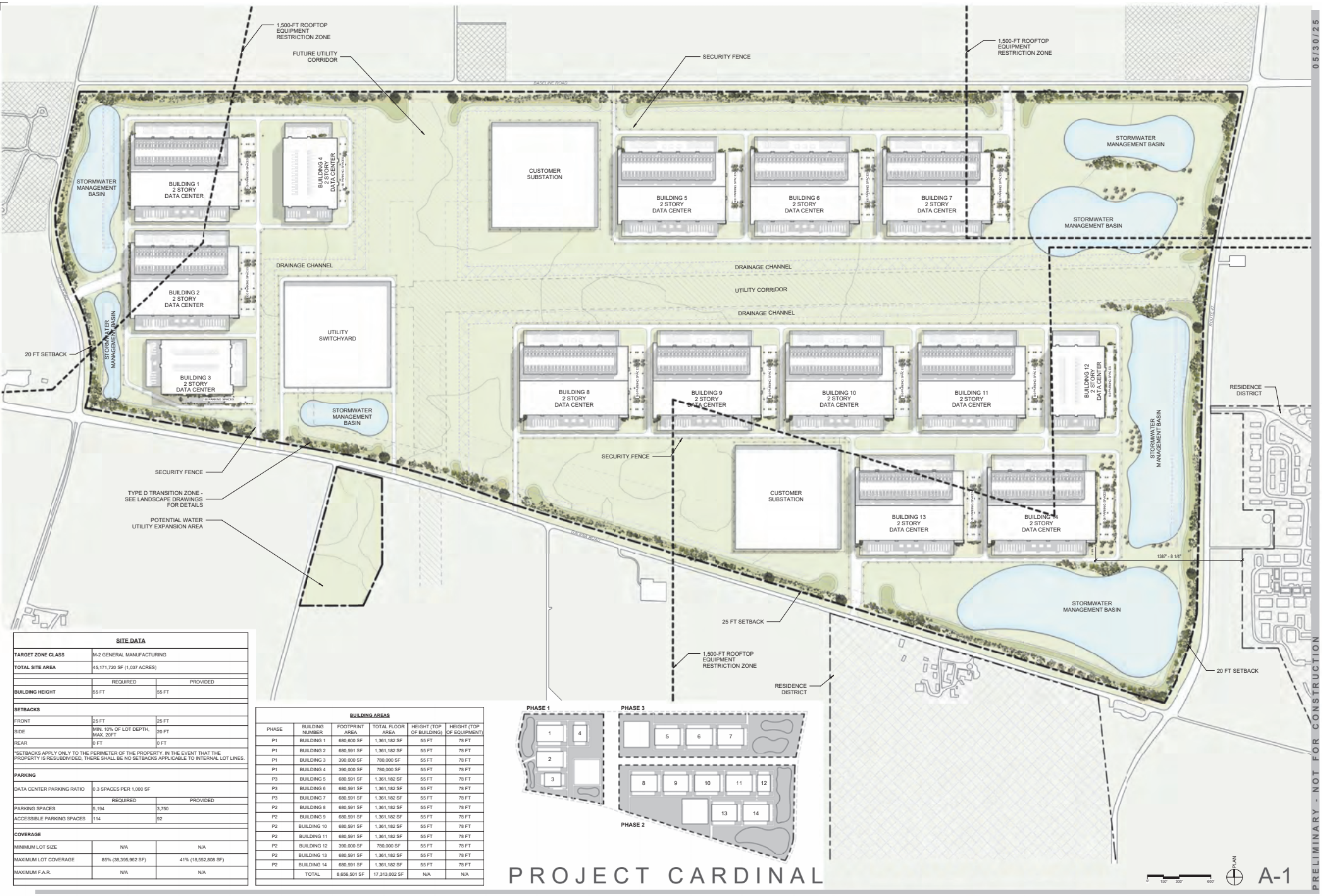


Gabriel Weger
Section Manager – Acoustics

Attachments

Attachment 1 – Figures
Attachment 2 – Measurement Data

Attachment 1 – Figures



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PIONEER DEVELOPMENT

FIGURE 1 - SITE PLAN

BURNS McDONNELL · MH Marquies Hoelzli Architecture · O2



LEGEND

Project Area

Project Structures

Measurement Points

Barriers

REFERENCE

0 0.15 0.3

MILES

0 0.15 0.3

KILOMETERS

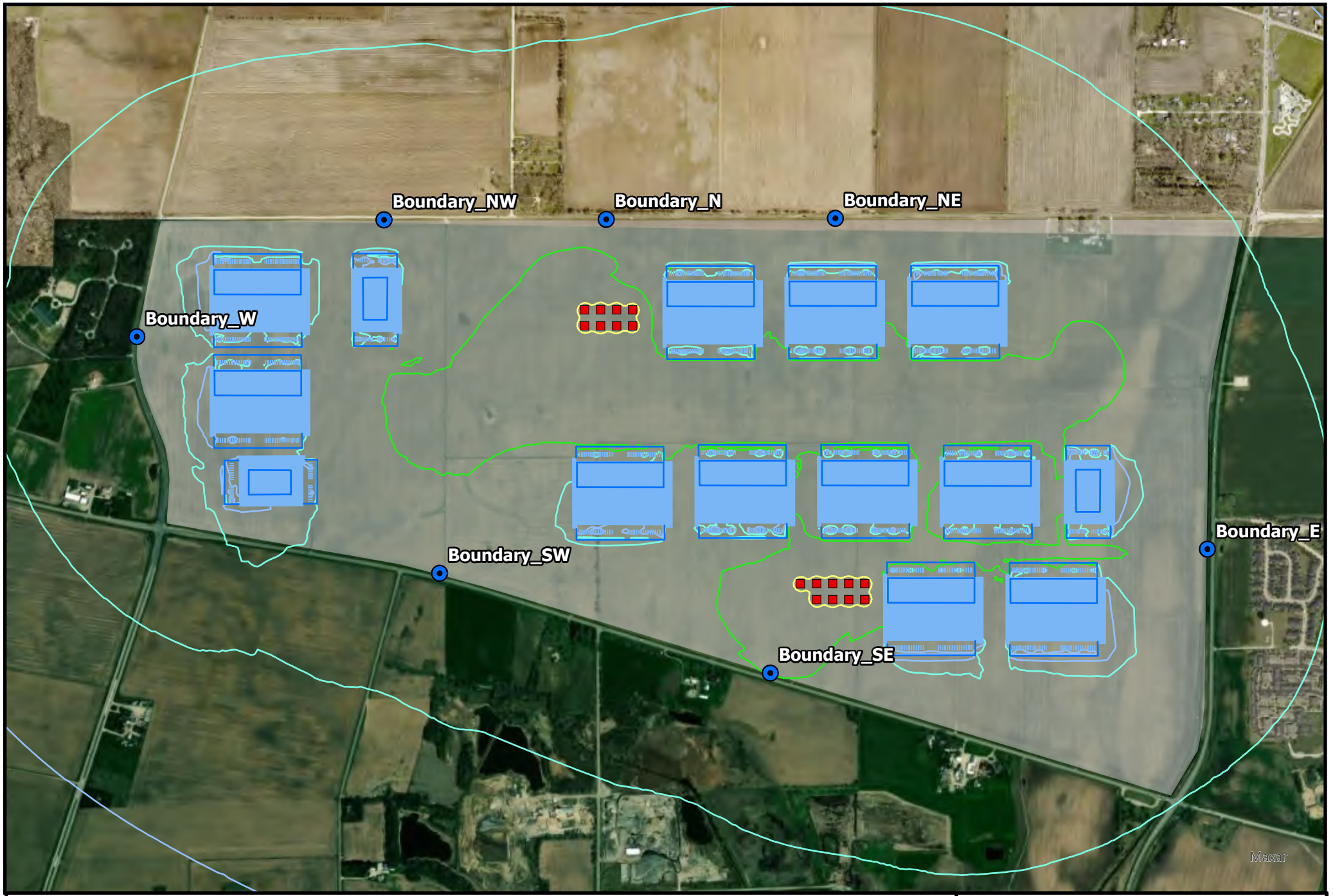
N

Figure 2
Monitoring Locations

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	06/27/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:



LEGEND

- Project Area
- Project Structures
- Barriers
- 40 dBA
- 45 dBA
- 50 dBA
- 55 dBA
- 60 dBA
- 65 dBA
- Receptors
- Transformers

REFERENCE

0 0.15 0.3
MILES

0 0.15 0.3
KILOMETERS

N

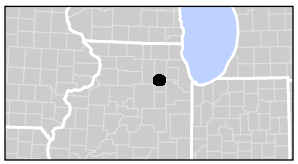
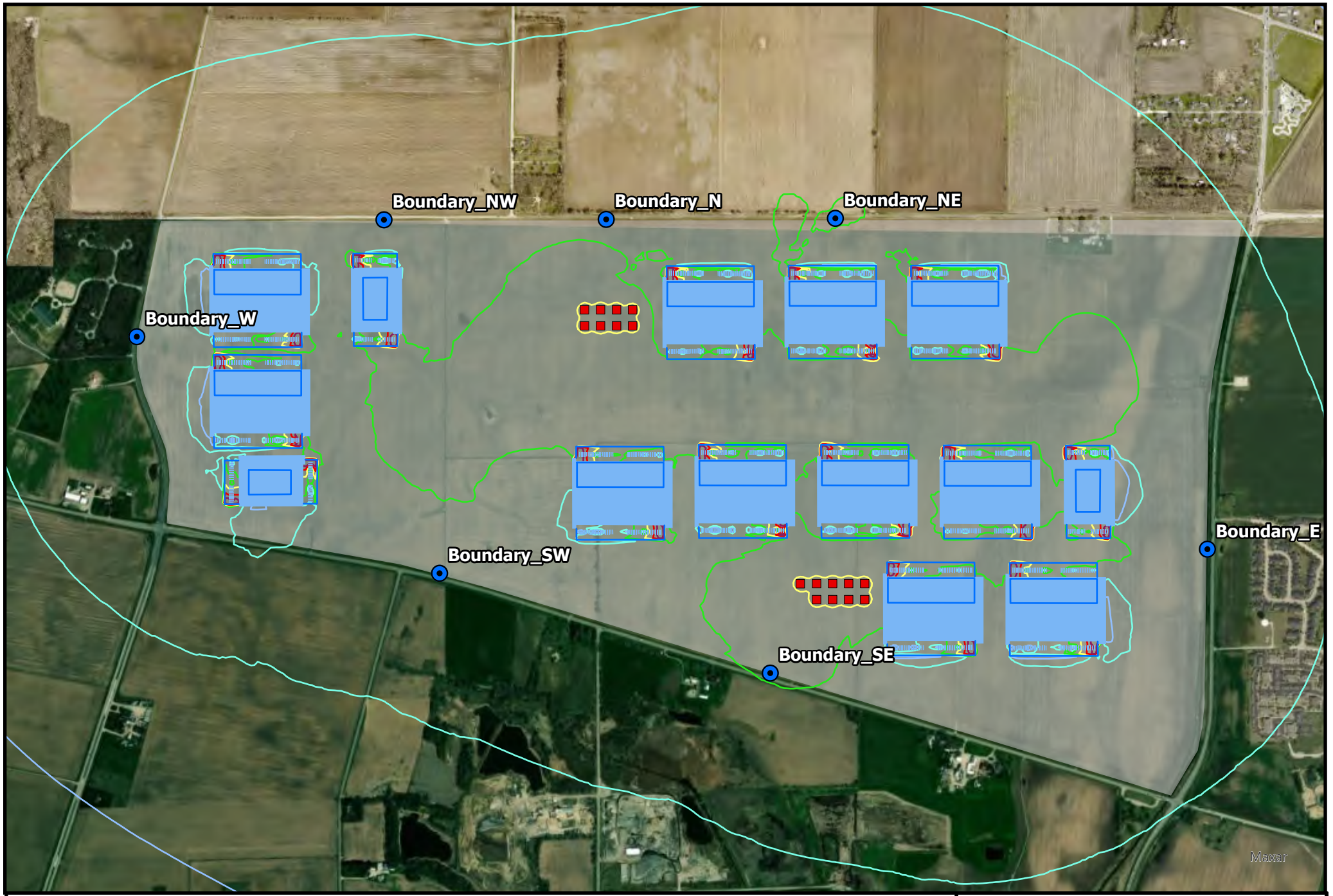


Figure 3
Operational Sound Level Contours (dBA)

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	07/09/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:



LEGEND

- Project Area
- Project Structures
- Barriers
- 40 dBA
- 45 dBA
- 50 dBA
- 55 dBA
- 60 dBA
- 65 dBA
- Receptors
- Transformers

REFERENCE

0 0.15 0.3
MILES

0 0.15 0.3
KILOMETERS

N

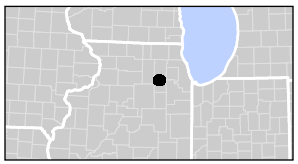


Figure 4
Maintenance Sound Level Contours (dBA)

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	07/09/2025

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Path: G:\Projects\Air-Noise Dept\Project Files\PioneerDevel\182671_Cardinal-Rezone\GIS\Figures\Figures.aprx • Coordinate System: • Units:

Attachment 2 – Measurement Data

Table 1 - Hourly Average Sound Levels - MP01

Time	MP01 [dBA]			
	Leq	L10	L50	L90
6/17/25 11:00 AM	70	73	65	54
6/17/25 12:00 PM	69	73	65	55
6/17/25 1:00 PM	69	73	65	53
6/17/25 2:00 PM	68	72	65	50
6/17/25 3:00 PM	69	72	65	54
6/17/25 4:00 PM	69	71	65	55
6/17/25 5:00 PM	68	71	65	54
6/17/25 6:00 PM	67	71	65	52
6/17/25 7:00 PM	66	69	61	48
6/17/25 8:00 PM	65	68	59	47
6/17/25 9:00 PM	67	68	58	46
6/17/25 10:00 PM	66	71	58	45
6/17/25 11:00 PM	64	66	48	38
6/18/25 12:00 AM	63	63	45	35
6/18/25 1:00 AM	60	60	40	32
6/18/25 2:00 AM	63	62	43	33
6/18/25 3:00 AM	66	66	49	40
6/18/25 4:00 AM	66	69	53	42
6/18/25 5:00 AM	70	73	63	48
6/18/25 6:00 AM	70	74	66	51
6/18/25 7:00 AM	70	73	66	52
6/18/25 8:00 AM	69	73	65	52
6/18/25 9:00 AM	70	74	65	53
6/18/25 10:00 AM	70	74	65	50
6/18/25 11:00 AM	71	75	67	54
6/18/25 12:00 PM	70	73	65	51
6/18/25 1:00 PM	65	76	69	56
Average Daytime:	69	72	64	52
Average Nighttime:	67	67	52	40

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 2 - Hourly Average Sound Levels - MP02

Time	MP02 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	61	73	55	47
6/17/25 1:00 PM	61	73	54	46
6/17/25 2:00 PM	62	73	53	44
6/17/25 3:00 PM	60	72	53	45
6/17/25 4:00 PM	59	72	55	45
6/17/25 5:00 PM	59	71	54	43
6/17/25 6:00 PM	58	71	52	39
6/17/25 7:00 PM	65	71	49	37
6/17/25 8:00 PM	57	69	50	39
6/17/25 9:00 PM	60	68	52	42
6/17/25 10:00 PM	60	68	51	41
6/17/25 11:00 PM	56	71	48	38
6/18/25 12:00 AM	54	66	41	36
6/18/25 1:00 AM	53	63	39	35
6/18/25 2:00 AM	54	60	41	35
6/18/25 3:00 AM	57	62	44	39
6/18/25 4:00 AM	60	66	48	42
6/18/25 5:00 AM	62	69	54	45
6/18/25 6:00 AM	61	73	54	44
6/18/25 7:00 AM	61	74	53	44
6/18/25 8:00 AM	61	73	54	44
6/18/25 9:00 AM	60	73	53	44
6/18/25 10:00 AM	61	74	53	43
6/18/25 11:00 AM	62	74	56	47
6/18/25 12:00 PM	60	75	53	41
6/18/25 1:00 PM	61	73	59	54
Average Daytime:	61	72	53	44
Average Nighttime:	59	66	46	39

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 3 - Hourly Average Sound Levels - MP03

Time	MP03 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	68	72	56	43
6/17/25 1:00 PM	68	72	56	44
6/17/25 2:00 PM	69	73	60	46
6/17/25 3:00 PM	70	74	66	51
6/17/25 4:00 PM	70	74	67	54
6/17/25 5:00 PM	71	74	66	53
6/17/25 6:00 PM	68	73	61	49
6/17/25 7:00 PM	67	72	57	46
6/17/25 8:00 PM	66	71	56	45
6/17/25 9:00 PM	66	70	56	42
6/17/25 10:00 PM	67	71	58	45
6/17/25 11:00 PM	64	66	50	42
6/18/25 12:00 AM	61	61	44	35
6/18/25 1:00 AM	61	59	41	35
6/18/25 2:00 AM	64	58	41	33
6/18/25 3:00 AM	61	60	44	37
6/18/25 4:00 AM	68	72	55	43
6/18/25 5:00 AM	71	75	61	49
6/18/25 6:00 AM	71	76	63	50
6/18/25 7:00 AM	71	75	63	50
6/18/25 8:00 AM	70	75	62	47
6/18/25 9:00 AM	69	74	58	46
6/18/25 10:00 AM	69	73	56	44
6/18/25 11:00 AM	71	75	61	48
6/18/25 12:00 PM	70	74	61	46
6/18/25 1:00 PM	72	78	65	56
Average Daytime:	69	73	60	48
Average Nighttime:	67	65	49	40

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Table 4 - Hourly Average Sound Levels - MP04

Time	MP04 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:16 PM	57	59	47	39
6/17/25 1:00 PM	56	59	45	38
6/17/25 2:00 PM	55	60	44	37
6/17/25 3:00 PM	57	61	44	36
6/17/25 4:00 PM	56	61	43	36
6/17/25 5:00 PM	57	62	42	35
6/17/25 6:00 PM	56	61	41	33
6/17/25 7:00 PM	55	59	42	34
6/17/25 8:00 PM	55	60	45	33
6/17/25 9:00 PM	59	64	45	37
6/17/25 10:00 PM	63	69	46	38
6/17/25 11:00 PM	52	53	44	38
6/18/25 12:00 AM	50	50	38	33
6/18/25 1:00 AM	51	49	37	33
6/18/25 2:00 AM	55	46	40	35
6/18/25 3:00 AM	50	48	40	35
6/18/25 4:00 AM	55	56	43	39
6/18/25 5:00 AM	59	63	48	42
6/18/25 6:00 AM	60	64	48	41
6/18/25 7:00 AM	58	62	45	40
6/18/25 8:00 AM	58	62	45	39
6/18/25 9:00 AM	55	59	44	37
6/18/25 10:00 AM	56	60	42	36
6/18/25 11:00 AM	58	62	48	39
6/18/25 12:00 PM	57	62	46	33
6/18/25 1:00 PM	60	64	53	49
Average Daytime:	59	61	45	37
Average Nighttime:	57	54	42	37

**Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*

Section 12

Annexation Map



NOTE: PARCEL BOUNDARIES SHOWN ARE DERIVED FROM KENALL COUNTY AND CITY OF YORKVILLE PUBLIC GIS DATA. FINAL BOUNDARIES WILL BE UPDATED AND REVISED ONCE PROPERTY SURVEYS ARE COMPLETE.

UNINCORPORATED KENDALL COUNTY

PROJECT CARDINAL ANNEXATION PARCELS

CITY OF YORKVILLE

COMMONWEALTH EDISON (COMED) PROPERTY

PROJECT CARDINAL

A-12

PIONEER DEVELOPMENT

ANNEXATION MAP

O2 MH Margulies Hoelzli Architecture BURNS McDONNELL

03/14/2025

PRELIMINARY - NOT FOR CONSTRUCTION

Section 13

Legal Description

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID

SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST

QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE

LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88

FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST

LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF

SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,
ALSO,
THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE

OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE

SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE
	PIN: 02-06-400-001	UNINCORPORATED

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH,

RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39

SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT

WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST

NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00

FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID

CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID

SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE

EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND

TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48

FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Section 14

Consents of Owners

March 11, 2025

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

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNERS:

GALENA & 47TH, LLC

By:_____
Name: Nicholas M. Ryan
Its: manager of MLI Hiller, LLC, its manager

AND

MPLIV10, LLC

By:_____
Name: Nicholas M. Ryan
Its: manager of MPLIV Yorkville, LLC, its manager

Address: 855 Mobile Ct. Naperville, IL 60540
Phone: (630) 420-4730

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of March, 2025.

_____ (SEAL)
NOTARY PUBLIC

ZYREN MAE POSADAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2027

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 170 acres Yorkville, IL
PINs: 02-05-300-003
02-04-300-032
02-05-400-021
02-04-300-024
02-09-100-031
02-09-100-030

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE

NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS 169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID

PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

March 12, 2025

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

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

SANJAY GUPTA
SAMEER GUPTA

OWNERS:

Sanjay Gupta

Sameer Gupta

Address: 3N982 Walt Whitman Rd St Charles IL 60175
Phone: 630-788-4201

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 35 acres at Baseline Road - Route 47 Yorkville, IL
PINs: 02-04-100-015
02-05-200-007
02-04-100-006 retired

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11

SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

March 12, 2025

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

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER:

DALE L. KONICEK, LLC

By: Dale L. Konicek LLC
Name: Dale L. Konicek
Its: Manager

Address: 6321 Walker Road, Yorkville, IL 60560
Phone: 630-560-3458

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson (SEAL)
NOTARY PUBLIC

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

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 10321 Galena Road Yorkville, IL 60560
PINs: 02-06-400-008
02-05-100-003
02-05-100-005
02-04-300-018
02-04-300-017
02-06-400-001

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH

EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY

LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE
WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:
THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53

FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR
TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:
PARCEL 1:
THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00
DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING

SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH

28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM

EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;
AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED

SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

March 12, 2025

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

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: Farmland - corner of Ashe/Eldamain Rd. & Galena Rd. Plano, IL 60545
PINs: 02-06-100-017
02-06-100-018
02-06-100-019
02-06-100-020
02-06-100-021
02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY,

BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, ALSO EXCEPTING,

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER:

THE KONICEK FAMILY LIMITED PARTNERSHIP

By: Michael Konicek
Name: Michael Konicek

Address: 11843 Galena Road, Plano, IL 60545
Phone: 630-816-6770

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson
NOTARY PUBLIC

(SEAL)

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

Section 15.1

Contiguous Owners

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

CORDERO REAL ESTATE LLC
1079 SARD AVE
MONTGOMERY IL 60538

OKEEFE FAMILY LTD PARTNERSHIP
1624 HOBBS DR STE 1
DELAVAN WI 53115

LUCILLE KANDLER
4553 C GARRITANO ST
YORKVILLE IL 60560

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
P O BOX 998
AURORA IL 60507

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

JOSE RAMOS GUILLERMINA MALDONADO
385 GRAPE VINE TRL
OSWEGO IL 60543

AVINASH B SHARON A FERNANDES
4561 GARRITANO ST
UNIT C
YORKVILLE IL 60560

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

LAWRENCE D JR DEBORAH H WICKTER REV TRUST
17M ASHE RD
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

ROSENWINKEL FAMILY TRUST ET AL 501
JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN IL 60556

BRADLEY MEGAN SUMMERS
4573 C GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

FAYE MAJOLA
4593 C GARRITANO CT
YORKVILLE IL 60560

KONICEK ANGELA M DEC OF TRUST KONICEK MICHAEL A DEC OF TRUST
11843 GALENA RD
PLANO IL 60545

TERI S DAVID THOMPSON
761 CYNTHIA DR
SANDWICH IL 60548

RYAN C EMILY M ANDERSON
2986 STIRLING CT
MONTGOMERY IL 60538

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

ROSENWINKEL FAMILY TRUST ET AL 501
JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN IL 60556

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

BRISTOL BAY CONDO ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

MARK S MICHELLE M BOSSONG TRUST
17L ASHE RD
SUGAR GROVE IL 60554

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

HERNANDEZ LOUIS BUCHNER AUDREY
4587 C GARRITANO ST
YORKVILLE IL 60560

GALENA 47 LLC
135 WATER ST 4TH FLOOR
NAPERVILLE IL 60540

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

TARA KING CANO
4593 B GARRITANO ST
YORKVILLE IL 60560

TORO MARILEX A CEJA VICTOR E TORO
10292 GALENA RD
BRISTOL IL 60512

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

ASHLEY M OLSEN
4567 GARRITANO ST UNIT C
YORKVILLE IL 60560

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

GALENA 47 LLC
175 SOUTH HIGHPOINT DRIVE
ROMEOVILLE IL 60446

PLANO 12127 B GALENA RD LLC ABIATHAR MGMT LLC
PLANO 12127 B GALENA RD LLC
1550 E BELTLINE AVE SE STE 150
GRAND RAPIDS MI 49506

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO, IL, 60545

LEGACY FARM ESTATES LLC
8 HATHAWAY CRESCENT
AURORA IL 60506

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

STOREHOUSE PROPERTIES LLC
238 BRIARHEATH LN
NAPERVILLE IL 60565

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

TEQUILLA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

MARQUETTE COMPANIES MPLIV10 LLC
135 WATER ST
NAPERVILLE IL 60540

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

CHICAGO WB INVESTORS LLC
c/o SAM ZABALA
315 FLATBUSH AVE 302
BROOKLYN NY 11217

JAMES S PAMELA A SECOR
10724 GALENA RD
BRISTOL IL 60512

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

CHARLES D III LAURA M KASPER
17 P ASHE RD
SUGAR GROVE IL 60554

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

LENNYS GAS N WASH YORKVILLE LLC
8200 W 185TH ST UNIT K
TINLEY PARK IL 60487

ZAVALA CELIA DEL SAGRARIO RENTERIA GALINDO FORTINO
980 ELDAMAIN RD
PLANO IL 60545

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

YORKVILLE NEXUS III LLC
ATTN MATTHEW B GILBERT
837 W JUNIOR TERR
CHICAGO IL 60613

BRISTOL BAY CONDOMINIUM ASSOC
BRISTOL BAY COMMUNITIES
4582 ROSENWINKEL ST
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

GILDARDO E RITA J RIOS
11018 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

STATE OF IL DEPT OF TRANS
700 E NORRIS DR
OTTAWA IL 61350

NICKOLOS R LINDA MARIA STEFFAN
4581 D GARRITANO ST
YORKVILLE IL 60560

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

PETER A CHERI L LO DESTRO TRUST
17A/17B ASHE RD
SUGAR GROVE IL 60554

%THOMAS POWELL SR CHICAGO TRUST COMPANY NA
12127 W EDGEWOOD DR
HOMER GLEN IL 60491

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

RICHARD A MARCIA I BRUMMEL
12340 FAXON RD
PLANO IL 60545

TRIPLE S LAND LLC
KENDALL COUNTY CONCRETE INC
695 ROUTE 34
AURORA IL 60504

ILLINOIS DEPT OF TRANSPORTATION
ATTN BUREAU OF LAND AQUISITION
201 CENTER CT
SCHAUMBURG IL 60196

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

JOHANA A BARRIOS
4561 D GARRITANO ST
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DAVID S LINDA K GLETTY
320 N OAK ST
WATERMAN IL 60556

JPSHANNON LLC
JOHN P BRYAN
PO BOX 998
AURORA IL 60507

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

JEFF MILROY MILROY FARMS LLC
287 WOODSTOCK AVE
GLEN ELLYN IL 60137

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

null

DARREN R SPACAL
4573 D GARRITANO ST
YORKVILLE IL 60560

DONALD CAROL FIVE H LLC HAMMAN
13351 B FAXON RD
PLANO IL 60545

KENNETH A HART
4547 GARRITANO ST UNIT C
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

STEPHANIE JOHNSON
4547 GARRITANO UNIT D
YORKVILLE IL 60560

GUS ALINA S ARGIRES
4587 D GARRITANO ST
YORKVILLE IL 60560

PHILLIP SCHINKOETH
4553 D GARRITANO ST
YORKVILLE IL 60560

HOWARTH ANGELA GRAY WHEELER JUSTIN EDWARD
4567 D GARRITANO ST
YORKVILLE IL 60560

URUETA MARIA MACDALENA ROSALES CAROLINA CITLALI
10346 GALENA RD
BRISTOL IL 60512

HAMSMITH HARRY KULAKOWSKI ANDREW KELLY
10326 GALENA RD
BRISTOL IL 60512

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

JENNIFER L RAKAS
10094 BASELINE RD
SUGAR GROVE IL 60554

JAMES M SEARS ET AL
27 N COOK ST
PLANO IL 60545

COUNTY OF KENDALL
CORNER OF BRIDGE GALENA RD
111 W FOX ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

RONALDO B COLOMA
12900 ALPINE WAY
PLAINFIELD IL 60585

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

PNC BANK NA CAPSTONE RESDEV LLC
ATTN 942000164
P O BOX 25999
SHAWNEE MISSION KS 66225

GREGORY PENSON
4581 B GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

MARY AUER
1327 W BEECHER RD
BRISTOL IL 60512

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

THOMAS H III EUGENIA H CROSS
11 PARTRIDGE SQUARE
OSWEGO IL 60543

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JERRY G MARILEE FOLTZ
1010 W BEECHER RD
BRISTOL IL 60512

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
PO BOX 998
AURORA IL 60507

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

GRUBE, ROBERT P 2011 TRUST ET AL
CAPS
801 WARRENVILLE RD STE 150
LISLE, IL, 60532-4328

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

FOTOPOULOS, ELIZABETH & NINA A
43W904 BASELINE RD
SUGAR GROVE, IL, 60554-9649

JERICHO CEMETERY ASSOCIATION %
RALPH HARKISON
PO BOX 3
BIG ROCK, IL, 60511

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

GRACE LAND LLC
9 BEL AIRE CT
BURR RIDGE, IL 60527-8382

JENNINGS, SUZANN M. TRUST
JAMES A SHERMAN
602B W 5TH AVE
NAPERVILLE, IL 60563-2902

HOMESTEAD LAND COMPANY LLC
1107 S BRIDGE ST, STE D
YORKVILLE, IL 60560-1747

ORMISTON, MAURICE E.
DCLRN TR #101 ET AL
11718 NEWARK RD
NEWARK, IL 60541-9236

SUGAR GROVE FAMILY FUN CENTER LLC
EDWARD PAROLEK
1099 DEERPATH RD
AURORA, IL 60506

Section 16

Public Hearing Sign Application

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

APPLICATION FOR PUD PRELIMINARY PLAN

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY82801	TELEPHONE: ○ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC, & Dale L. Konicek LLC

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

PROPERTY STREET ADDRESS:

TYPE OF REQUEST:

- [■] PRELIMINARY PLAN
- [ ] AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 1037	CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1

ATTACHMENTS

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

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

APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd., Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (630) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc.
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

AGREEMENT

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

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

PETITIONER SIGNATURE _____ DATE _____

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: Vacant Land Northwest of Route 47 and Galena Rd	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:

APPLICANT INFORMATION	
NAME: Matt McCarron	TELEPHONE: ○ HOME ◉ BUSINESS (847) 738-5005
ADDRESS: 30 N. Gould Street, #38989	E-MAIL: ○ HOME ○ BUSINESS matt@cirrusfarms.com
CITY, STATE, ZIP: Sheridan, WY 82801	FAX:

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

Section 17

Fee Schedule

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☒ $250.00 + $10 per acre for each acre over 5 acres		250 (no charge for per acre fee) Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		10,430 (no charge for application fee since a PUD) Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
1048 - 5 = 1043 x $10 = 10,430 + $200 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☒ $500.00		Total: $ 500
FINAL PLAT FEE	☐ $500.00		Total: $ March 21, 2025
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	25,000 Total: $
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☒ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ Sheridan, WY8280
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☒ Over 10 acres	$5,000.00	
TOTAL AMOUNT DUE:			$41,180

Section 18

Acknowledgement of Financial Responsibility

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Project Cardinal

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Matt McCarron
PRINT NAME

Signed by:
Matt McCarron
SIGNATURE* 76A0BEAF493F4BA...

Manager
TITLE

3/14/2025 | 12:32 PM PDT
DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

ENGINEERING ENTERPRISES, INC.

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

July 8, 2025

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

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 3rd Submittal
United City of Yorkville

Dear Krysti:

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

- Concept Plan Set (9 sheets) dated July 3, 2025 and prepared by Burns & McDonnell Engineering
- Photometric Plans (2 sheets) dated July 1, 2025, and prepared by PG Enlighten
- Landscape Plans (2 sheets) dated March 13, 2025, and prepared by Burns & McDonnell Engineering
- Wetland Delineation Report dated May 23, 2025, and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IDOT
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- IEPA Water and Sanitary Sewer Permits
- Yorkville Bristol Sanitary District (YBSD)

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
    a. Truck-turning exhibits for delivery and emergency vehicles
    b. Photometric plan
    c. Landscape plan
    d. Field tile survey
    e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. 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.

7. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

8. 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 Steel access points to the south.

9. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

10. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

11. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

12. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

13. West Beecher Road is proposed to be vacated as part of Project Steel, therefore access to the parcel to the south of Galena Road will need to be modified and coordinated.

14. It is our understanding that the locations marked as emergency access points will be used as construction access points.

15. The developer should confirm how the two easternmost substations will have access.

16. 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.

17. 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 for public water infrastructure.

18. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study.

19. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

20. The stormwater management basins on the east side of the property are in close vicinity to the Rob Roy Creek floodplain & floodway. They will need to be designed accordingly if they are located within the floodway.

21. The attached landscape plan & wetland comments need to be addressed.

Photometric Plan

22. The average lighting fixture intensity should be between 2 and 2 ½ foot-candles.

23. The average to minimum light intensity ratio should be no more than 6:1.

24. The maximum to minimum light intensity ratio should be no more than 20:1.

25. Light fixtures shall be fully shielded.

Preliminary Drainage Memo (from previous submittal)

26. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

27. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

28. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649.

29. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
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Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 835
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

July 7, 2025

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AS

Re: Landscape Plan Review
Project Cardinal

Dear Pamela:

We have completed our third landscape plan review of the proposed Project Cardinal development located south of Baseline Road, east of Ashe Road, north of Galena Road, and west of Route 47 in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

This landscape plan is not recommended for approval. We acknowledge it is a conceptual plan, but numerous UDO requirements were not clearly addressed on the plan as described below. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Building Foundation Landscape Zone

PREVIOUS COMMENTS ADDRESSED. Building foundation landscape requirements appear to be met on the concept plans and will be confirmed at the time of final plan review.

Parking Area Perimeter Landscape Zone

PREVIOUS COMMENTS ADDRESSED. Parking area perimeter landscape requirements appear to be met on the concept plans and will be confirmed at the time of final plan review.

Parking Area Interior Landscape Zone

PREVIOUS COMMENTS ADDRESSED. Parking area interior landscape requirements appear to be met on the concept plans and will be confirmed at the time of final plan review.

Transition Zone

The plan indicates a Type D transition zone will be provided along all property edges. Transition zone landscape requirements appear to be met on the concept plans and will be confirmed at the time of final plan review.

Species Diversity Requirements

PREVIOUS COMMENTS NOT ADDRESSED. Species diversity requirements cannot be assessed at this time due to lack of detail.

Minimum Plant Size Requirements

PREVIOUS COMMENTS NOT ADDRESSED. Minimum plant size requirements cannot be assessed at this time due to lack of detail.

Tree Preservation and Removal

PREVIOUS COMMENTS NOT ADDRESSED. No live tree(s) with a diameter four inches DBH or greater may be removed without applying for and receiving approval form the City. No tree inventory or preservation plan was provided. Although a majority of the site appears to be in agricultural production, a review of Google Earth and Google Streetview imagery indicates that there are trees present on this site. Requirements not met.

Street Trees

PREVIOUS COMMENTS NOT ADDRESSED. A minimum of one canopy tree is required for every 40 linear feet of parkway. These trees are in addition to those required in other zones which may abut streets. Requirements not met along internal roads traversing the site.

Wetlands

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A wetland delineation report was submitted that documented the presence of two isolated farmed wetlands on the eastern half of the property, and Rob Roy Creek along the eastern edge of the project site. The two previously proposed campus entries shown crossing the creek have been eliminated, but now landscape berms are proposed along the eastern property edge. The creek is not shown on the plans and based upon the scale and level of detail of the plans, we cannot discern if there are any impacts proposed or if buffer requirements are addressed. It is noted that the Yorkville wetland ordinance has regulations pertaining to both federally regulated and isolated wetlands. A submittal conforming to the requirements of the Yorkville wetland ordinance has not been provided. Additional comments may be provided after more information is provided.

General

The proposed extensive use of "Native Meadow/Prairie Mix" is applauded. Seeding rates and methods should be submitted along with a monitoring and management plan to ensure the desired vegetation becomes established and is properly maintained.

SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Campus Plan; 1 sheet (L-01); prepared by Burns & McDonnell; dated 3/13/2025
- Parking and Building Foundation Planting Plan; 1 sheet (L-02); prepared by Burns & McDonnell; dated 3/13/2025
- Elevations; 1 sheet (NA3); prepared by Burns & McDonnell; dated 3/13/2025
- Wetland Delineation Report; 60 pages; prepared by Burns & McDonnell; dated May 23, 2025

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, RLA (IL & WI)
Senior Landscape Architect

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
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www.eeiweb.com

June 16, 2025

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

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 2nd Submittal
United City of Yorkville

Dear Krysti:

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

- Concept Plan Set (9 sheets) dated May 30, 2025 and prepared by Burns & McDonnell Engineering
- Traffic Methodology Memorandum prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

General

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

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
    a. Truck-turning exhibits for delivery and emergency vehicles
    b. Photometric plan
    c. Landscape plan
    d. Field tile survey
    e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. 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.

7. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

8. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more than two access points.

9. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

10. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

11. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

12. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

13. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

14. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified and coordinated.

15. The developer should identify the proposed construction access points.

16. 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.

17. 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.

18. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study.

19. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

20. The attached landscape plan comments need to be addressed.

Preliminary Drainage Memo (from previous submittal)

21. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

22. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

23. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

24. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
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Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

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Chicago, Illinois 60631
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June 6, 2025

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AS

Re: Landscape Plan Review
Project Cardinal

Dear Pamela:

We have completed our second landscape plan review of the proposed Project Cardinal development located south of Baseline Road, east of Ashe Road, north of Galena Road, and west of Route 47 in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

This landscape plan is not recommended for approval. We acknowledge it is a conceptual plan, but numerous UDO requirements were not clearly addressed on the plan as described below. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Building Foundation Landscape Zone

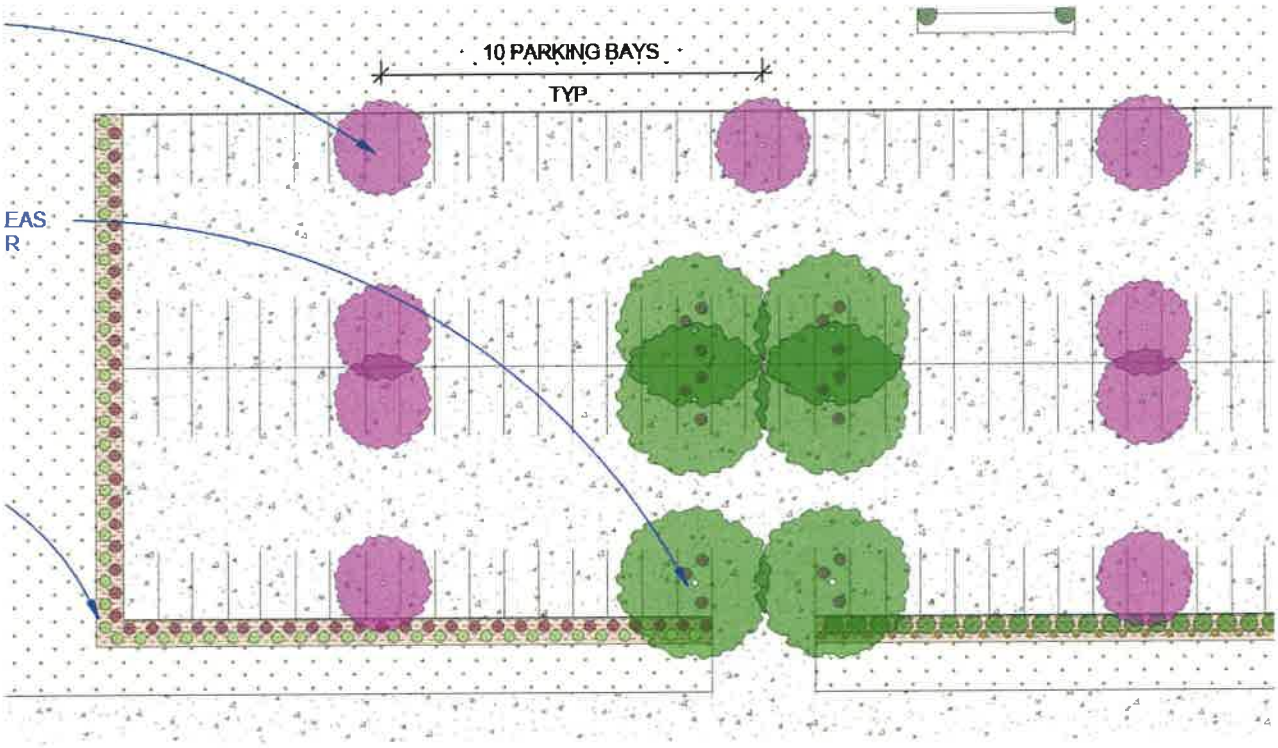
PREVIOUS COMMENTS NOT ADDRESSED. A Building Foundation Landscape Zone, consisting of 5 square feet of landscape area per linear foot of building frontage, is required along front and side yards per the UDO. Little to no foundation plantings other than lawn are shown for most buildings. Building foundation landscape requirements are not met.

Parking Area Perimeter Landscape Zone

PREVIOUS COMMENTS ADDRESSED. All off-street parking areas abutting public or private right-of-way, excluding alleys, are required to include parking lot perimeter landscaping. Parking lot perimeter landscape is conceptually depicted.

Parking Area Interior Landscape Zone

PREVIOUS COMMENTS PARTIALLY ADDRESSED. The submitted parking lot landscape detail plan seems to show trees in pavement (no islands) and no vehicular connection between aisles. See below.



Transition Zone

The plan indicates a Type D transition zone will be provided along all property edges. Requirements can be considered met and will be verified when detailed landscape plans are provided.

Species Diversity Requirements

PREVIOUS COMMENTS NOT ADDRESSED. Species diversity requirements cannot be assessed at this time due to lack of detail.

Minimum Plant Size Requirements

PREVIOUS COMMENTS NOT ADDRESSED. Minimum plant size requirements cannot be assessed at this time due to lack of detail.

Tree Preservation and Removal

PREVIOUS COMMENTS NOT ADDRESSED. No live tree(s) with a diameter four inches DBH or greater may be removed without applying for and receiving approval form the City. No tree inventory or preservation plan was provided. Although a majority of the site appears to be in agricultural production, a review of Google Earth and Google Streetview imagery indicates that there are trees present on this site. Requirements not met.

Street Trees

PREVIOUS COMMENTS NOT ADDRESSED. A minimum of one canopy tree is required for every 40 linear feet of parkway. These trees are in addition to those required in other zones which may abut streets. Requirements not met.

Wetlands

PREVIOUS COMMENTS NOT ADDRESSED. Rob Roy Creek traverses the eastern edge of the project site. Two proposed campus entries are shown crossing the creek and will likely require wetland permitting. A wetland delineation, including a farmed wetland determination, should be provided for the entire site to document the extent of Waters of the US and wetlands, both federally regulated and others that may be subject to the Yorkville wetland ordinance. Additional comments may be provided after more information is provided.

SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Conceptual Landscape Plan; 2 sheets; prepared by O2, Margulies Hoelzli Architecture, and Burns McDonnell; dated 3/13/2025

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA (IL & WI)
Senior Landscape Architect

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

April 4, 2025

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

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IDOT for access to Route 47
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits

- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
   a. Truck-turning exhibits for delivery and emergency vehicles
   b. Photometric plan
   c. Landscape plan
   d. Field tile survey
   e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. A phasing plan should be provided.

7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.

8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.

11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.

17. The developer should identify the proposed construction access points.

18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.

19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

21. The developer should explain the purpose of the future water storage tanks.

22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Preliminary Drainage Memo

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
630-553-4350
www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: MARCH 2025
PROJECT NO.: YO2451
BY: PGW2
PATH: H:\GIS\PUBLIC\YORKVILLE\2024\
FILE: YO2451_Project_Cardinal_Floodplain.mxd

600 300 0 Feet

PROJECT CARDINAL FLOODPLAIN EXHIBIT

N

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

****END OF MEMORANDUM****

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 21, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 10th Plan Council Meeting

On April 10, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments and responses to acoustics-related questions:

1. *Will residents near the data center be exposed to health risks due to data center noise?* Studies have shown that noise-related stress can cause health risks, but the level of health risk is related to the amplitude of the noise. The city noise ordinance limits noise transmission to residential properties to 60 dBA during the daytime and 50 dBA at night, with these limits being 10 dB more stringent for tonal noise due to its potential for annoyance. These thresholds are consistent with American National Standards Institute (ANSI) standard S12.9 and World Health Organization (WHO) guidelines, which are 50-60 dBA daytime and 45-50 dBA nighttime. The WHO guidelines, in particular, are based on extensive research in noise-related impacts, including health impacts and sleep disturbance.

2. *There is a very nice equestrian center located West of the project site. How do horses respond to noise as compared to humans?* After researching horses' response to noise, we found that horses have a wider frequency range of hearing than humans and are likely to be startled by sudden noises due to their prey instinct. There is some evidence that, like humans, horses acclimate to steady or repetitive noises (such as aircraft flyovers or train passbys). Since noises associated with data centers are primarily continuous noises, rather than intermittent or sudden onset noises, we expect the horses will not be more sensitive than humans to this type of noise source. In addition, ANSI S12.9 recommends that noise transmissions to residential land uses be 5-15 dB quieter than riding stables, suggesting that humans are more sensitive to noise than horses.

3. *How will the officers determine if the noise is tonal?* The City of Yorkville uses Quest Technology Model 210 sound level meters, which do not have the capability needed to determine if a noise source is tonal. The officers would need new sound level meters with third-octave band measurement capability and training in analyzing measurements to determine if a sound is tonal.

4. *A note regarding equipment placement:* The best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.

5. *Regarding operational conditions:* As discussed in the plan council meeting, we recommend an update to item 30.ll.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance.

****END OF MEMORANDUM****

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

July 8, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Review of Preliminary Sound Study

Pioneer Development, LLC, is seeking approval from the United City of Yorkville for development of Project Cardinal, a 1,037 acre data center campus and on-site substation development. The City requested Project Cardinal to provide a preliminary sound study with the elements described below. Our comments regarding each of these elements are shown in blue.

1. **Conduct a site noise survey to establish the existing ambient noise environment in the vicinity of the development including the following**:
    a. Measure at locations representative of closest residences to the project at one or more locations in each of the 4 compass directions
    b. At least one of the measurements in each compass direction shall be at least 24 hours in duration to capture the daytime and nighttime levels
    c. Additional measurements could be short-duration (15-30 minutes) at the discretion of the project's acoustic consultant.
    d. Conduct 24-hour measurements at the closest residential subdivision (Bristol Bay)

    The site noise survey measured sound levels near the roadways bordering the proposed site in each of the 4 compass directions for the appropriate durations. According to Figure 2 in the study, these measurements were too close to the roadway for the measured L_{eq} (equivalent sound pressure) levels to be representative of the sound levels at the nearest residences. However, the study also provided L_{90} levels, which is the sound level exceeded 90% of the time. In this case, traffic and other transient noise sources are effectively ignored in the L_{90}, making it a more applicable metric to describe the background noise level at the nearest residences.

2. **Generate an initial 3D computer model (SoundPLAN, CadnaA, or similar) of the project using the tentative site plan as follows:**
    a. Use representative sound power levels for the mechanical equipment in the planned cooling scheme (generators during routine testing, chillers, RTUs, AHUs, fans, cooling towers, etc.)
    b. Model peak operation during nighttime hours (and daytime if equipment is planned to operate in a quieter mode during nighttime hours).

c. Consider tonality of noise sources and apply the 10-dB penalty to those types of noise sources.
d. Describe mitigation methods that may be needed to comply with the City noise ordinance.

1) The computer model included generators and chillers, but did not include RTUs, AHUs, fans, cooling towers, substation transformers, or any other potential project noise sources. These must be included in the final model.
2) Rather than using manufacturer-provided sound power levels for the chillers, it appears that an iterative analysis was performed and determined that the maximum allowable overall sound power level for the chillers will be 91 dBA. This is an effective approach, but it has not been demonstrated that it is possible to select chillers that are only 91 dBA overall, and 91 dBA is considerably quieter than a typical air-cooled chiller.
3) The Study assumes that it is possible to select chillers with no prominent discrete tones. This has yet to be demonstrated. In the final noise study, the analysis is required to be conducted based upon actual measured sound levels for the selected chillers. It is likely that the manufacturer will need to conduct new sound level measurements prior to permitting in order to provide sound levels that are not empirically derived. Tonality should be assessed based on these measurements.
4) Noise mitigation measures, such as barrier heights and locations, were not investigated or described in the initial sound study. The project should keep in mind that barrier effectiveness is dependent upon the distance between the barrier and the source (or receiver). A parapet wall is unlikely to be effective for chillers on the opposite side of the roof and barriers close to chillers may restrict airflow.

3. **Issue report(s) to document the ambient measurements and initial modeling results.**

The report described the sound study in sufficient detail. Staff's July 3rd memo regarding the PZC plan summarized this sound study, stating, "the report concluded that compliance can be achieved through the use of low-noise equipment." We would add that acoustic barriers will likely be needed in addition to the use of low-noise equipment.

The purpose of this initial study was to give the project an opportunity to define noise mitigation challenges early on and change the site layout if needed to facilitate noise mitigation. This study does not fully seize that opportunity, and as a result, more of the burden of proof and analysis rests upon the final study.

****END OF MEMORANDUM****

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: March 25, 2025
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
SW Corner of Baseline Road & IL 47 west to Eldamain Road
Proposed Data Center Campus and On-Site Substation Development

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I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD) and Preliminary PUD Plan for Project Cardinal received March 21, 2025 as submitted by Pioneer Development, LLC, Petitioner, as well as conceptual Preliminary PUD site plan dated 03/14/25, exterior building elevations dated03/14/25, and Landscape Plan dated 03/11/25, all prepared by Burns McDonnell, Margulies Hoelzli Architecture and O^2. A Traffic Methodology Memo, Preliminary Drainage Memo, and security fencing details dated March 14, 2025 prepared and/or submitted by Burns McDonnell, were also reviewed.

The petitioner, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. Each phase of development will include one data center building, with full campus buildout anticipated within 10 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners within 500 feet of the subject property prepared by the petitioner and submitted as part of the application and noted several parcels to the north (within Kane County) were not included.
    a. **Attached is a list of the fourteen (14) parcels and property owners that will need to be added to your application and included in you public hearing certified mailing**. It is the petitioner's responsibility to verify the accuracy of the parcels and mailing addresses provided.

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of seven (7) unincorporated parcels totaling 305-acrea and fourteen (14) currently incorporated parcels, totaling approximately 1,037 acres as broken down below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
TOTAL	**1037.41**		

3. **MISSING PARCELS** – It is noted there are two (2) residential parcels located on Baseline Road (#02-05-200-004 Maldonado and #02-05-200-001 Rakas). Is it the intention of the petitioner to purchase these parcels and incorporate in the overall data center campus plan? Does the petitioner plan to keep the cell tower located on parcel #02-05-200-004?
4. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
5. **EXISTING PUD DEVELOPMENTS** – There are two (2) existing Annexation Agreements/Planned Unit Developments within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement (**Expired 7/13/24**) Res. 2006-43 Prelim. Plan Approval (**Expired 7/13/07**)	Single Family	189
				Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement (**Expires 9/27/25**) Ord. 2006-132 Amend. Annex. & PUD Agreement Res. 2007-54 Prelim. Plan & Plat Approval (**Expired 10/23/08**)	SF Age-Restricted	568
				DU Age-Restricted	244
				Single Family	484
		TOTAL	**736 ac.**	**TOTAL**	**1638**

a. The underlying zoning of the Bailey Meadows development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

b. The underlying zoning of the Westhaven development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

c. Both of these developments account for approximately 70% of the overall subject area, resulting in a "loss" of approximately 1,638 future dwelling units. It should also be noted, the Westhaven development still has an active Annexation Agreement. The approval of any subsequent planned unit development (PUD) agreement will effectively repeal or override these previous entitlements.

GENERAL ZONING/REZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all twenty-one (21) parcels within the subject area to M-2 General Manufacturing District.

    a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning these seven (7) parcels to be annexed to the M-2 General Manufacturing District.

    b. The petitioner is also seeking to rezone the parcels within the Bailey Meadows and Westhaven developments from R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District.

7. **SURROUNDING LAND USE & ZONING -** The following are the current immediate surrounding zoning and land uses of the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County) Baseline Road (Rte. 30)	Farmland Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3) B-3 General Business District R-3 Multi-Family Attached Residence District N. Bridge Street (Rte. 47)	Farmland (Schramm) Farmland (Northgate Commercial) Bristol Bay Subdivision Transportation Land Use
South	A-1 Agricultural District (Kendall County) M-1 Manufacturing (Kendall County) R-2 Single-Family Traditional Residence District A-1 Agricultural District (Special Use) Galena Road	Farmland Vacant Farmland Residential/Outbuilding Land Use Farmland (Yorkville Renewables Solar) Transportation Land Use
West	A-1 Agricultural District (Kendall County) RPD-1 (Kendall County) Ashe Road	Farmland Residential/Equestrian Land Use Transportation Land Use

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

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

d. While no specific land use for a **"utility switchyard"** is identified within the Unified Development Ordinance, per Section 10-3-12 (A)(5), if a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use.

e. Since a "utility switchyard" is generally defined as "a type of substation that operates at a single voltage level without transformers," **staff considers a "utility switchyard" to be substantially similar to an electric substation and, therefore, a permitted use within the M-2 General Manufacturing District**.

f. It is also noted on the singular parcel (02-06-400-001) located south of Galena Road totaling 17.75 acres is proposed for six (6) "Future Water Tanks".

i. Private above-ground water tank storage is not identified specifically as a permitted or special use in the M-2 General Manufacturing District. **Therefore, staff requests additional information regarding the intended use, operation, overall area, height, and proposed access to this site. Also, will this parcel be gated? This will allow staff determine if this use is substantially similar to other permitted or special uses for the district.**

PLANNED UNIT DEVELOMEMT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

g. The petitioner has identified three (3) modification standard the proposed PUD will meet per Section 10-8-8D.

i. Modification Standard #1 "Landscape Conservation and Visual Enhancement". The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

1. **Staff believes this modification standard does not apply, as the subject property currently lacks any existing landscaping or trees, and no natural features have been identified for preservation.**

ii. Modification Standard #6 "High Quality Building Materials." The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

1. **Staff is uncertain if this modification standard applies, however, the petitioner states " each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design...including advanced glazing, refined articulation, precast concrete walls, and metal elements."**

iii. Modification Standard #11 "Funding or Construction of Public Roadways". The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to make roadway improvements to at least the intersection of Baseline Road (Rte. 30) and Ashe Road.**

iv. Modification Standard #12 "Regional Utility Improvements". The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to install large diameter public utilities (water and sanitary) to the property**.

h. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

i. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

j. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE –** The petitioner proposes to develop the subject property in fourteen (14) phases over an estimated ten (10) year period, with each phase anticipated to include one (1) building. According to the Project Cardinal narrative, each building is expected to become operational within 24 months of its groundbreaking.

k. It is unclear if phasing will occur in numerical order of the depicted buildings on the Site Plan (e.g., Building #1 will be Phase 1, Building #2 will be Phase 2, etc.).

l. **Staff recommends the phasing plan be implemented to minimize impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures**.

m. **The petitioner must provide a detailed phasing schedule table as a separate document or be depicted on the Site Plan for specificity within the PUD agreement**.

12. **BUILDING SETBACKS/BUILDING SEPARATION –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN***
FRONT YARD (Bridge Street/IL Rte. 47)	25’	**25’**
SIDE YARD (North – Baseline Road/South- Galena Road)	Min. 10% of lot/Max. 20’	**20’**
REAR YARD (Ashe Road)	0’	**0’**

*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. For the purposes of the perimeter setbacks, the petitioner is requesting Bridge Street/IL Rte. 47 is the established front yard and Ashe Road is the established rear yard.

a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**

b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?

1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **Therefore, is the petitioner seeking a zero (0) foot building setback for all yards on the future plats, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots? If so, staff supports this request.**

c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure**.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**

13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

    n. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).

    o. The City is currently in the process of adopting specific development standards for data center campus developments.

    p. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**

14. **NUCLEAR ENERGY USES** – Staff will require that the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed buildings will not exceed 55' to top of structure and 78' to top of rooftop equipment.

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

        i. **It is noted on the Site Plan and Enlarged Site Plan the petitioner has indicated a "2,000 ft. Residence District Building Height Restriction Zone".**

            1. One (1) Customer Substation, the entirety of Buildings 12, 13, 14, and portions of Buildings 9, 10, and 11 fall within this zone.

            2. **Residential land uses to the north of Baseline Road (Kane County) and to the west of Ashe Road (Kendall County) do not appear to be contemplated in the provided restriction zone.**

16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 41% (18,552,808 sq. ft.).

17. **VEHICULAR/PEDESTRIAN ACCESS** – It is noted that the site has access eight (8) points of access. Two (2) off of N. Bridge Street (IL Rte. 47), four (4) off of Galena Road, one (1) on Ashe

Road, and one (1) off Baseline Road (Rte. 30). These access points lead to internal private roadways which loop around the fourteen (14) proposed buildings and connect to the electric substations and utility switchyard.

ii. It is noted that three (3) access points – two (2) off of Galena and one (1) off of Baseline Road will be direct employee access the respective data center building portions of the campus. Additionally, remaining two (2) access points located on Galena Road are intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation and utility switchyard. These access points will also be locked and secured.

iii. The proposed primary access points to the data center will occur through the one (1) access point on Ashe Road and two (2) off of N. Bridge Street (Rte. 47). These points of access will be fenced and guarded stations requiring extensive security verification before entry.

iv. **Staff defers to City Engineer regarding site access and roadway alignments.**

r. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #3**).

i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council. **Staff supports the waiver.**

s. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #5**).

i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

1. **Ashe Road/Galena north to Baseline Road**

2. **Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)**

18. **PARKING** - According to the Site Plan submitted, there are 3,750 total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses as detailed below:

Location	***Sq. Ft.***	***Provided Parking Spaces***	***Parking Required 0.3 Per 1,000 Sq. Ft.***
Building 1	1,361,182	300	408.35
Building 2	1,361,182	300	408.35
Building 3	780,000	150	234.00
Building 4	780,000	150	234.00
Building 5	1,361,182	300	408.35
Building 6	1,361,182	300	408.35
Building 7	1,361,182	300	408.35
Building 8	1,361,182	300	408.35
Building 9	1,361,182	300	408.35
Building 10	1,361,182	300	408.35
Building 11	1,361,182	300	408.35
Building 12	780,000	150	234
Building 13	1,361,182	300	408.35
Building 14	1,361,182	300	408.35
TOTAL	**17,313,002**	**3750**	**5193.85**

t. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 1,878,142 sq. ft. requiring ~505 parking spaces per building, however, they contend the actual parking demand will be approximately 375 spaces per building (**Deviation #4**).

u. Staff has estimated the total required parking for the subject property is 5,194 spaces, including **114 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 104 electric vehicle charging stations**.

   i. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, **however, staff recommends a fee in lieu of the required electrical vehicle charging station infrastructure which will be used to install electric charging stations in the downtown or at other public facilities.**

v. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (**Deviation #6**).

   i. **No waiver required as it is a parking bonus mechanism, not a requirement**.

w. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the

instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #7**). **Staff supports the request.**

19. **TRAFFIC IMPACT –** The petitioner has provided a Traffic Methodology Memo prepared by Burn McDonnell providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 2,792 trips. **Staff defers to the City Engineer regarding Traffic Methodology Memo**.

    x. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

20. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

    y. Per staff's review, the following sections of the Landscape Plan would apply:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

            1. Petitioner has indicated base building foundation on Enlarged Site Plans.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

            1. Petitioner has indicated parking area perimeter landscape zone plantings on Enlarged Site Plans.

        iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

            1. Petitioner is seeking relief from this standard. Staff supports this request.

        iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not

expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. **Petitioner has indicated a 100' Transition Type D Zone Landscape Buffer on Enlarged Site Plans**.



2. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

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

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

        i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**

        ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses, as the petitioner proposed, with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**

        iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

        iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening**.

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

    aa. Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have ten (10) foot tall powder coated black steel

security fence extend beyond the front plane of the primary building façade **(Deviation #10**).

i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**

ii. **The request for a ten-foot (10'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence is supported by staff.**

iii. **Staff understands that the fences will be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department).**

23. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, "Battery Uses" are permitted within the M-2 General Manufacturing District. "Battery Uses" are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

bb. The petitioner's plans do not indicate that battery uses, or storage, is proposed for the development. **Please verify if battery uses or storage is planned for the proposed data center campus**.

cc. If so, staff will require the following:

i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (*See comment #30 Recommended Operational Conditions*)

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

24. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

dd. The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls

with metal downspout accents. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance**.

ee. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement** (**Deviation #11**).

i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.**

ii. **Staff further recommends buildings visible from Route 47 have the highest aesthetic standards that can be economically achieve. It is important that these structures which will be located at the entrance into the City will make a statement. Should a central roadway (E. Beecher) go through the site intersecting at Baseline Road, the building facades facing this roadway should be a better than average standard (but maybe slightly less than the Route 47 facades).**

iii. **As part of the revised submittal, the petitioner shall provide a comprehensive architectural rendering of the data center buildings, along with viewpoint renderings from each adjacent public roadway. These renderings must include proposed landscaping to accurately depict the visual impact of the development and demonstrate how the revised elevations contribute to a more context-sensitive and visually appealing design.**

25. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

ff. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

26. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

gg. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but defers to the City Engineer regarding the extension of E. Beecher Road northward toward Baseline Road.**

27. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations.

hh. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

ii. **Are monument signs or wayfinding signage proposed within the data center campus?**

i. **See comments under #20 Comprehensive Plan and #32 Development Offsets entryway and placemaking elements.**

28. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Bridge Street, Ashe Road or Baseline Road with internal building numbering/identification?**

29. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

jj. **How tall do you anticipate the light standards will be for the data center campus?**

i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

kk. **Are lights proposed for the future water tank parcel?**

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

ll. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

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

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.**

iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

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

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

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

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

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

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

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

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

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

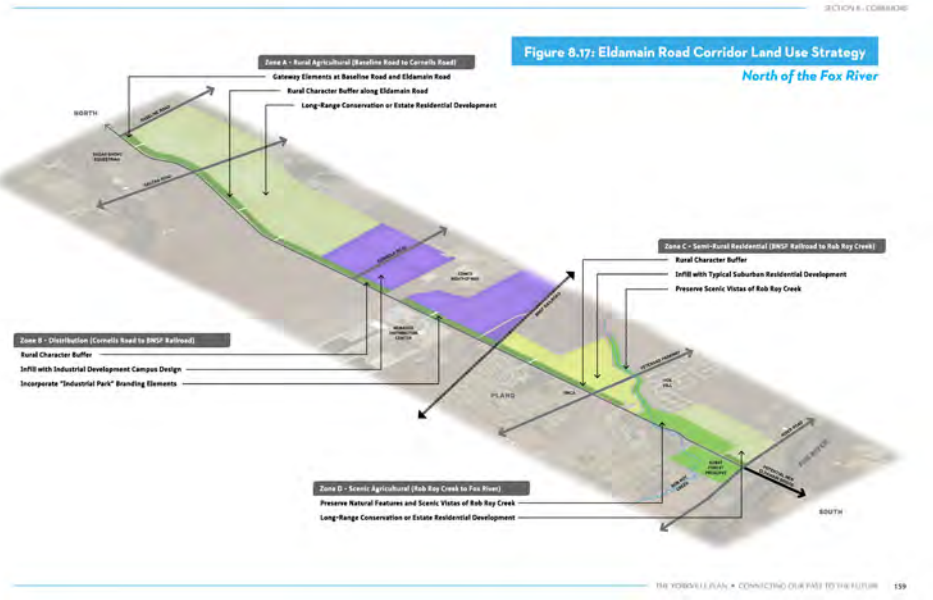
ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

31. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as "Estate/Conservation Residential (ECR)" and "Parks and Open Space (OS)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. The "Parks and Open Space (OS)" designation is intended for recreational lands and the preservation of open space areas utilized for public or private lands.

pp. **The current future land use designations reflect the current underlying approved zoning and plans for the Bailey Meadows and Westhaven PUDs. The Comprehensive Plan also anticipated the west side of N. Bridge Street (IL Rt. 47) in this area for open space parkland or "green infrastructure".**

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

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



ii. **In Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Corneils Road) each indicate an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City**.

ZONE A - RURAL AGRICULTURAL (BASELINE ROAD TO CORNEILS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.



Figure 8.20: Zone A Future Land Use Concept

ZONE A - NORTH GATEWAY (BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 47.
- Enhance roadway with rural character elements and landscaping.



Figure 8.5: Zone A Future Land Use Concept

32. **DEVELOPMENT OFFSETS -** As part of the City's efforts to balance the scale and impact of the proposed 1,034-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park to compensate for the loss of land and land-cash contributions, and community investment within the downtown as described below:

rr. **Entryway/Gateway Signs**

i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of three (3) gateway signs and/or entryway features as identified in the Comprehensive Plan**.

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

ss. **Parks & Recreation**

i. It is estimated that the conversion of the 1,034-acre subject property to a data center campus, which was previously planned for dense single-family and townhome residential development with nearly 2,100 dwelling units, is equivalent to a loss of $3.2 million in park land-cash contributions.

ii. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

tt. **Utility Infrastructure**

i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements**.

uu. **Utility & Property Taxes**

i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates**.

vv. **Community Investment**

i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #32. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.**

PINS	Property Owner	Mailing Address
14-31-200-002	GRUBE, ROBERT P 2011 TRUST ET AL CAPS	801 WARRENVILLE RD STE 150 LISLE, IL, 60532-4328
14-31-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-31-400-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-007	FOTOPOULOS, ELIZABETH & NINA A	43W904 BASELINE RD SUGAR GROVE, IL, 60554-9649
14-32-300-006	JERICHO CEMETERY ASSOCIATION % RALPH HARKISON	PO BOX 3 BIG ROCK, IL, 60511
14-32-300-008	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-300-009	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-001	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-002	GRACE LAND LLC	9 BEL AIRE CT BURR RIDGE, IL, 60527-8382
14-33-301-001	JENNINGS, SUZANN M TRUST JAMES A SHERMAN	602B W 5TH AVE NAPERVILLE, IL, 60563-2902
14-33-377-018	HOMESTEAD LAND COMPANY LLC	1107 S BRIDGE ST STE D YORKVILLE, IL, 60560-1747
14-33-400-028	ORMISTON, MAURICE E DCLRN TR # 101 & ET AL	11718 NEWARK RD NEWARK, IL, 60541-9236
14-33-400-029	SUGAR GROVE FAMILY FUN CENTER LLC EDWARD PAROLEK	1099 DEERPATH RD AURORA, IL, 60506

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

April 4, 2025

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

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IDOT for access to Route 47
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits

- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
   a. Truck-turning exhibits for delivery and emergency vehicles
   b. Photometric plan
   c. Landscape plan
   d. Field tile survey
   e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. A phasing plan should be provided.

7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.

8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.

11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.

17. The developer should identify the proposed construction access points.

18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.

19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

21. The developer should explain the purpose of the future water storage tanks.

22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Preliminary Drainage Memo

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)

Memorandum

To: Krysti Noble, Community Development Director
From: Eric Dhuse, Director of Public Works
CC:
Date: April 1, 2025
Subject: Project Cardinal PUD Application Review

I have reviewed the Project Cardinal application package dated 3/14/25 and have the following comments:

Concept Site Plan

- The plan shows full access from Route 47 at 2 separate locations, have you talked to IDOT regarding these access points? If so, where are you at in the process?
- Both the Rt. 47 access points will necessitate a crossing of the Rob Roy drainage ditch, have you had any contact with the drainage district? If so, where are you at in the process?
- There are multiple access points shown on Galena Rd., which is a county highway, have you spoken with Kendall County regarding the proposed locations? If so, where are you at in the process?
- Are the proposed water tanks shown south of Galena Rd. private or public?
- Can you show what the drainage channel will look like, and how it will function without causing erosion?
- Do you plan on turf grass for all the areas without buildings?
- What are your plans for the cell tower that is currently on site?
- There are no sidewalks shown adjacent to any roadway. Please work with all agencies to provide sidewalk/path as required.
- The City requires parkway trees. Please refer to our landscape ordinance for guidance on placement and tree species.
- Early in the process, we will need a completed traffic study to make sure that all the roadways are built to the correct standards, signalized if necessary, and the appropriate

turn lanes installed if needed. Before any traffic studies are completed, the petitioner will need an answer from IDOT regarding the proposed full access entrances. Otherwise, the petitioner would have to perform two separate studies. Study 1 would show the accesses as proposed and study 2 would show no access on Rt. 47.

- The Rob Roy Drainage District is responsible for the care of the drainage ditch that is located on the east side of your property. You will need to work with them on any plantings or landscaping that is within 60' of each side of the centerline of the ditch.

- Baseline Rd. and Ashe Rd. will have to be brought up to the current city standard for data centers This will include any improvements that are recommended by a full traffic study. This will be at the sole cost of the developer.

- The construction of data centers accounts for far more traffic than the operation of data centers, please provide a detailed traffic plan for construction access for each phase of construction.

- Major reconstruction is planned for Rt. 47 in the next few years. As of now it is planned for Galena Rd. to be closed for a very long period to construct a new bridge over the Rob Roy drainage ditch Once that is completed, they plan on opening Galena and closing Baseline to build another bridge. You will need to account for this in your construction traffic plan.

Required Deviations Section

- In your list of required deviations, you ask for relief from public streets due to the unique and secure nature of a data center campus. This appears more like 3 individual developments segmented by the Com Ed owned right of way. Each cluster of building has their own fence and substation/switchgear, their own entrance, and stormwater basins. Therefore, public streets could be added without any danger to the campus since they are already divided. A connection from East Beecher to Mighell Rd. would be a logical point to look at for a public street.

- Can you provide a more detailed landscape plan with example drawings of each area?

- There is a very large landscape surfacing that was left as TBD, this needs to be determined before anything can be approved.

- Bicycle parking is very feasible, you are required to place sidewalk or trail surrounding your property and there will be a trail on the east side of Rt. 47 that runs from the south side of the city that provides the necessary access to your site.

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: March 25, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: List Project Name: Project Cardinal - Pioneer
List Applicant Name: Matt McCarron (Pioneer Development)
List Project Manager:
List Project Number: PZC 2025-07

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: **X** Yes ____ No
**Signage must meet MUTCD Standards
**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended ____ Yes **X** No
School Zone Special Signage ____ Yes **X** No
Special Speed Zone Signage Requested ____ Yes **X** No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? **X** Yes ____ No
Comment #1: **Proper construction routes should be identified. Secondary roadways unless properly constructed should not be used. Proper signage is being requested.**
Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**
Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

****All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels****

Roadway

Do you have intersection Concerns? __X__ Yes ____ No

Comments: **We do have intersection concerns with the private driveways coming out onto Route 47 and Galena Roadway. Both roadways are well traveled with higher speed limits.**

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No

Total Entrance/Exits for development? **4 – Galena Road**
2 – Route 47

Are vehicle entrance/exits safe? ____ Yes ____ No

Are warning signs for cross traffic requested? ____ Yes ____ No

Comments: **Direct entrances/exits to Galena Road and Route 47 should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? __X__ Yes ____ No

If yes, will police & Fire and Access? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Security

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Will security cameras be in use? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns **X** Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

Bristol Kendall Fire Department
Fire Prevention Bureau
103 East Beaver Street
Yorkville, IL 60560-1704
Tel: 630 553-6186
Fax: 630 553-1482

03/26/25

Krysti,

This is from the 2024 IFC,

403.10.6 - Lithium and Lithium metal Batteries- An approved fire safety and evacuation plan in accordance with section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.

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

If you have any questions or need further assistance, feel free to contact me.

Respectfully,

Michael Torrence
Battalion/Fire Marshal
Bristol Kendall Fire Protection District
630-768-3200
MT/1

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

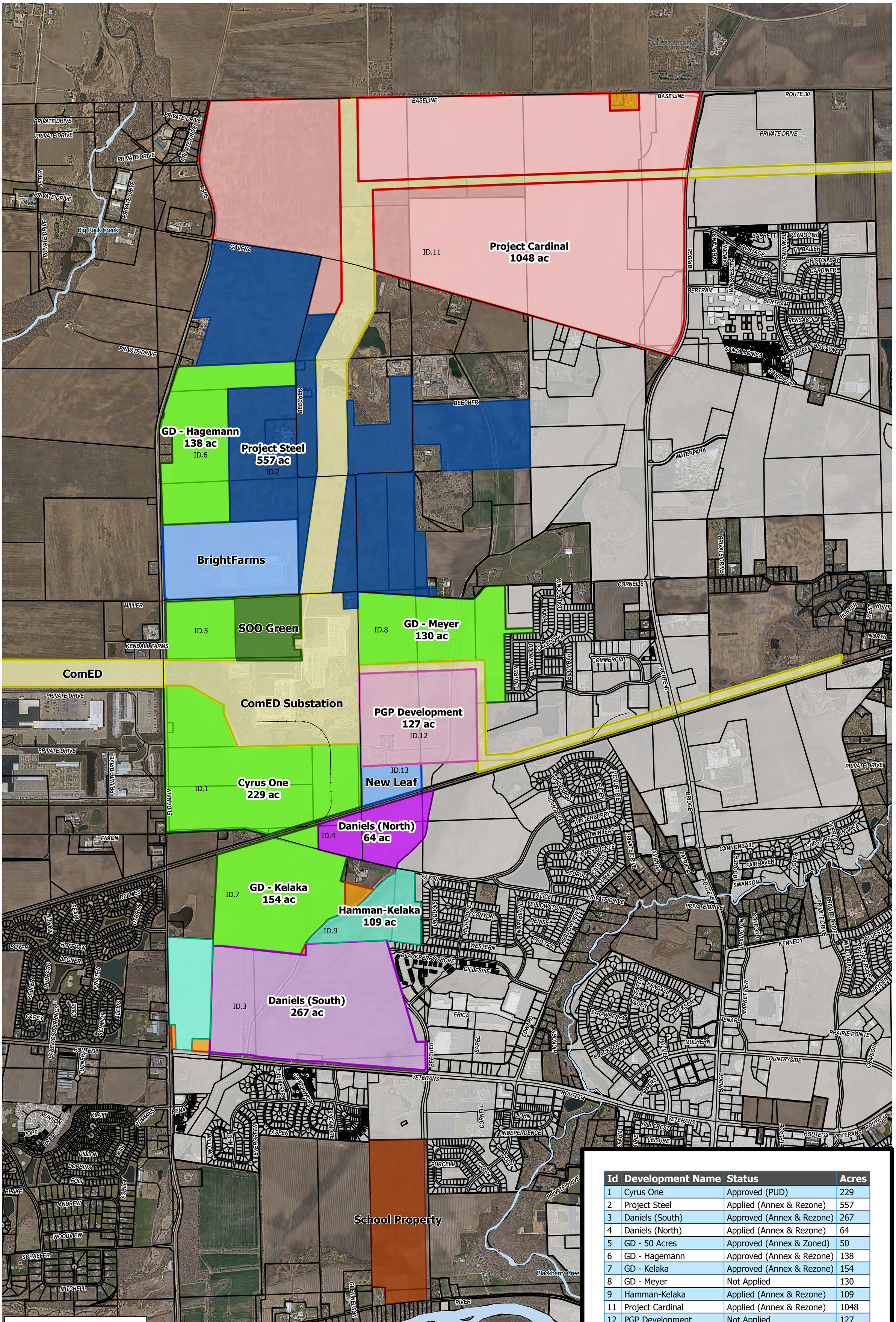
Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

****END OF MEMORANDUM****



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

Total Acreage= 2,873

Legend

Yorkville Boundary

0 1,000 2,000 4,000 6,000 8,000 Feet

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

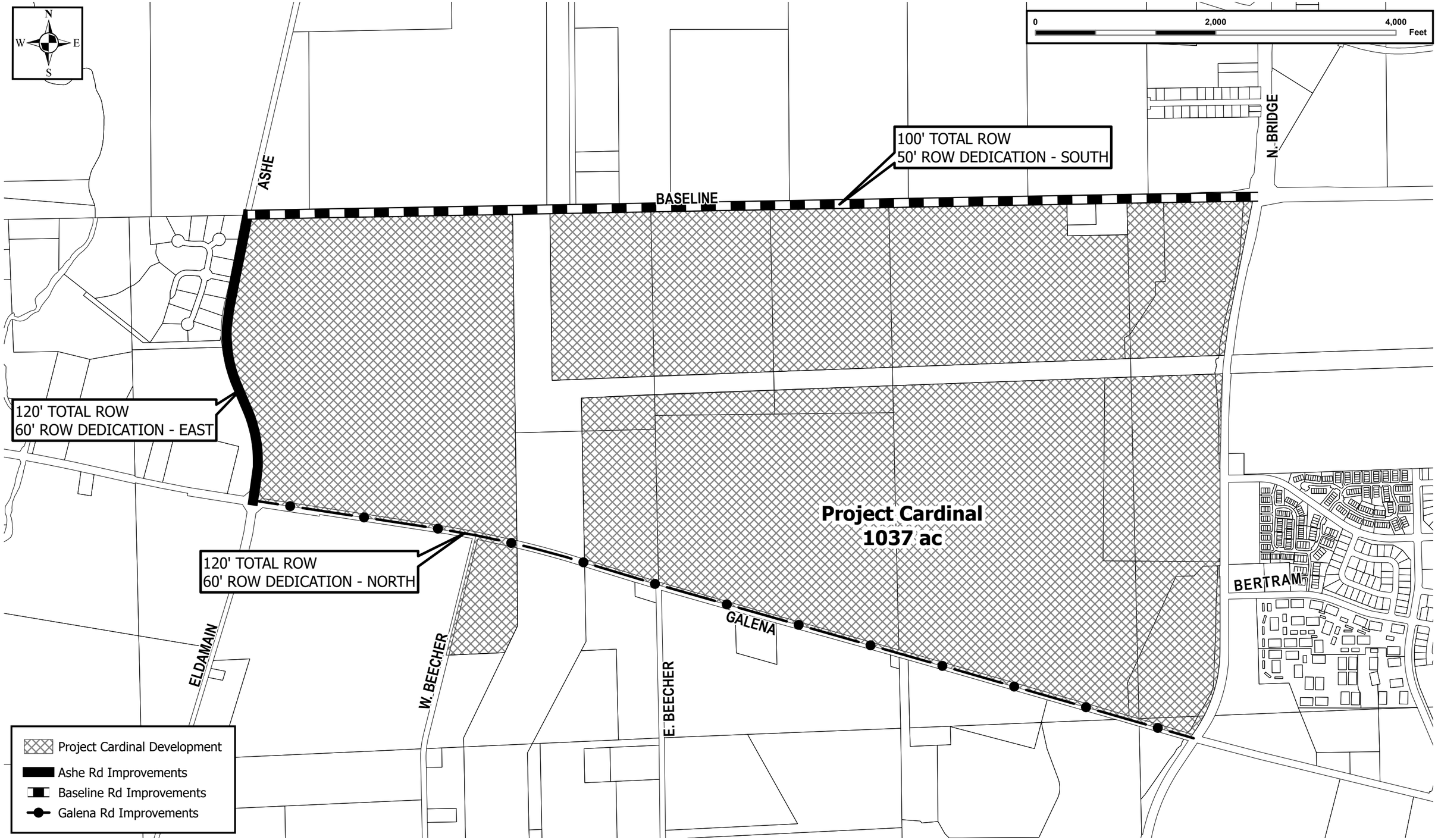
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

DATE:	JUNE 2025
PROJECT NO.:	YO2442
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\YO2444
FILE:	Eldamain Transportation Planning/Eldamain Corridor Study

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

ELDAMAIN CORRIDOR PLANNING

NORTH



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.: YO2451
PATH: H:/GIS/PUBLIC/YORKVILLE/2024/
FILE: YO2451_PROJECT CARDINAL ROADWAY EXHIBITS

PROJECT CARDINAL

EXHIBIT XX
ROW DEDICATIONS

N
W E
S

0 2,000 4,000 Feet

PROPOSED 10' SHARED-USE PATH

BASELINE

ASHE

N. BRIDGE

JETER

ELDAMAIN

W. BEECHER

E. BEECHER

GALENA

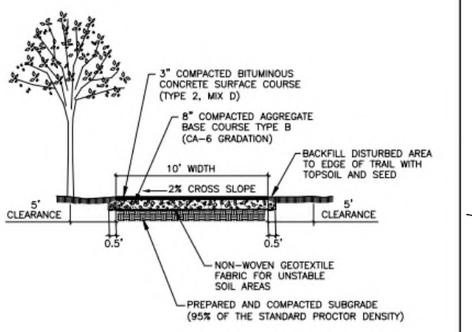
BERTRAM

Project Cardinal 1037 ac

Proposed Shared-Use Path

Project Cardinal Development

NOTE: THE PATH CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH IDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."



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UNITED CITY OF YORKVILLE

BITUMINOUS PATH DETAIL

Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-6700	SCALE: N.T.S.	FOLDER: YO-PV	DRAWING NUMBER: PA-01	DRAWN BY: KKP
	DATE: 2/3/15			REVISED: 5/1/25

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(630) 466-6700 / www.eeiweb.con

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: MAY 2025
PROJECT NO.: YO2451
PATH: H:/GIS/PUBLIC/YORKVILLE/2024/
FILE: YO2451_PROJECT CARDINAL ROADWAY EXHIBITS

PROJECT CARDINAL

EXHIBIT C
PROPOSED PATH LOCATIONS

CHICAGO TRIBUNE
media group

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651 Prairie Pointe Drive
Yorkville,IL 60560

Bill To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville,IL 60560

Certificate of Publication:

Order Number: 7816015
Purchase Order: Project Cardinal (PZC)

State of Illinois - Kendall

Chicago Tribune Media Group does hereby certify that it is the publisher of the Aurora Beacon News. The Aurora Beacon News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Aurora Beacon News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 5/23/2025, and the last publication of the notice was made in the newspaper dated and published on 5/23/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **May 23, 2025.**

Aurora Beacon News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

25th Day of June, 2025, by

Chicago Tribune Media Group



Jeremy Gates

Chicago Tribune - chicagotribune.com
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Newspaper: The Beacon-News Advertiser: United City of Yorkville
Issue Date: Fri, 05/23/25 Ad Number: 7816015-1

The Beacon-News | The Courier-News | Naperville Sun | Lake County News-Sun | Post-Tribune | Daily Southtown

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All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, in the sale, rental, or financing of housing.

In addition the Illinois Human Rights Act prohibits discrimination based on age, ancestry, marital status, sexual orientation or unfavorable military discharge.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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of the Northern Suburbs
847-501-5760

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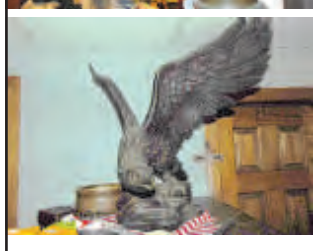
Legal Notices

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LARGE PUBLIC AUCTION

Saturday, May 31st, 2025, 9AM Start
Two Auction Rings All Day!
Sandwich Fairgrounds - Building 2, Sandwich, IL 60548





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Legal Notices

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Legal Notices

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-08

NOTICE IS HEREBY GIVEN THAT Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Galena & 47th, LLC, MPLIV10, LLC, Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, have submitted applications to the United City of Yorkville, Kendall County, Illinois. Their request includes 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 seeks to rezone the parcels from R-1 Single-Family Suburban Residence 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. The intent is to develop a state-of-the-art data center campus, featuring fourteen (14) data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins.

Requested deviations from the Yorkville Unified Development Ordinance (UDO) pertain to 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 northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road.

The legal description is as follows:

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 12 MINUTES 13 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS 169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 732720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHTOFWAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHTOFWAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 732720, IN KENDALL COUNTY, ILLINOIS.

ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE 667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NONTANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:
THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NONTANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:
PARCEL 1:
THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE 300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO E

From: Bart Olson
To: [redacted]
Cc: Jori Behland; Krysti Barksdale-Noble
Subject: RE: Written Comment for May 6th 2025 meeting
Date: Thursday, March 27, 2025 3:44:47 PM

Hello Elizabeth,

Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).

4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us

-----Original Message-----
From: Jori Behland <jBehland@yorkville.il.us>
Sent: Tuesday, March 25, 2025 2:08 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>
Cc: Monica Cisija <mcisija@yorkville.il.us>
Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560
630-553-8567 (Direct)
630-553-4350 (City Hall)
jbehland@yorkville.il.us https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2f90f88701%2fJ0i56l0OmEK1-rdMPdND0w%3fu%3dhttp%3a%2f%2fwww.yorkville.il.us%2f&c=E,1,yL9DHRPWxs76XqHTZd2w-13H_lhAaZwo5KEKXh5hRWBBCgsPHLlPlf6yLpUteCmrmD0VEc4IbbinIxwY2Y3X-VDpnX2WVragfVpYGNIUV6sk8Kb0KIjmNw,,&typo=1

-----Original Message-----
From: Elizabeth Fotopoulos [redacted]

Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
“Economic development committee: project cardinal data center”

My questions for the committee are
1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?
-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I’m speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.
5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?
6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
7) how does the developer plan to mediate the cooling issue of this data center so that it doesn’t impact local residence?

Thank you,
Elizabeth

Sent from my iPhone

From: Jori Behland
To: Bart Olson; Krysti Barksdale-Noble
Cc: Erin Willrett; John Burner; Sara Mendez; David Hansen
Subject: FW: WRITTEN COMMENT-Cardinal Development
Date: Tuesday, July 8, 2025 2:18:08 PM

See below.

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560
630-553-8567 (Direct)
630-553-4350 (City Hall)
jbehland@yorkville.il.us
www.yorkville.il.us

From: Lawrence Wickter [redacted]
Sent: Monday, July 7, 2025 1:36 PM
To: Jori Behland <jBehland@yorkville.il.us>
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.

--
Lawrence D. Wickter, Jr.
Deborah H.Wickter
[redacted]

--

BURNS McDONNELL

Pioneer Development Project Cardinal Sound Study

YORKVILLE, IL

08.08.25



Introduction



STUDY LEAD

Gabriel Weger
Acoustics Section Manager

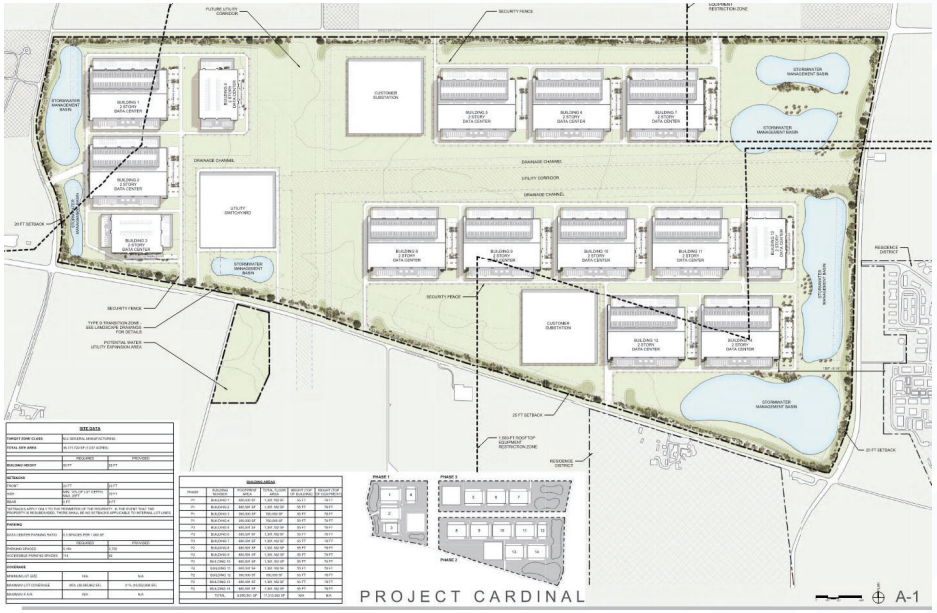
- BS in Civil Environmental Engineering, Post-Graduate Courses in Acoustics
- 13 years in acoustics and vibration experience
- Acoustical studies for industries all over the world. Power generation, renewables generation, aviation, transportation, oil and gas, data centers, etc.
- Over 50+ data center sound studies across multiple states, many in IL

BURNS McDONNELL

- 15,000+ Professionals
- Founded in 1898
- 75+ Offices Worldwide
- **#1:** Power
  #2: Data Centers
  #7: Top Design Firms
  Engineering News-Record
- 100% Employee-Owned

Sound Study Overview

- Preliminary sound study to estimate future noise impacts from a typical data center of this size.
- Project Limits
  - Code of Ordinances of Yorkville, Illinois Title IV, Chapter 4
  - Limited to **50 dBA** at residential properties during nighttime hours
- Ambient Measurements
- Preliminary Noise Modeling
  - Based on typical data center equipment



City of Yorkville Noise Ordinance

- Code of Ordinances of Yorkville, Illinois Title IV, Chapter 4
  - “No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the sound level limits in table 1 of this section, as adjusted according to table 2 of this section”
  - Includes an exemption for “emergency short term operations”
  - Penalties could apply for noise of an impulsive character or tonal

Time of Day	Receiving Property Land Use		
	Residential	Commercial	Public Parks and Other Public Open Spaces
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA	67 dBA	67 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA	67 dBA	67 dBA

Ambient Sound Level Measurements

- 24-hour continuous sound level measurements
- Four locations (MP1-MP4) near residences
- Set off the roadway, on developer property or right of way
- Measured sound levels
  - L_{eq} – equivalent continuous sound level
  - L_{90} – 90^{th}-percentile exceedance sound level



Measurement Location	Time of Day	L_{eq} (dBA)	L_{90} (dBA)
MP1	Daytime	69	52
	Nighttime	67	40
MP2	Daytime	61	44
	Nighttime	59	39
MP3	Daytime	69	48
	Nighttime	67	40
MP4	Daytime	59	37
	Nighttime	57	37

Modeling Assumptions

- 3D model of the full facility operations
- Computer Aided Noise Abatement (CadnaA) software
- International Organization of Standardization (ISO) 9613-2:2024
- Estimated equipment sound levels

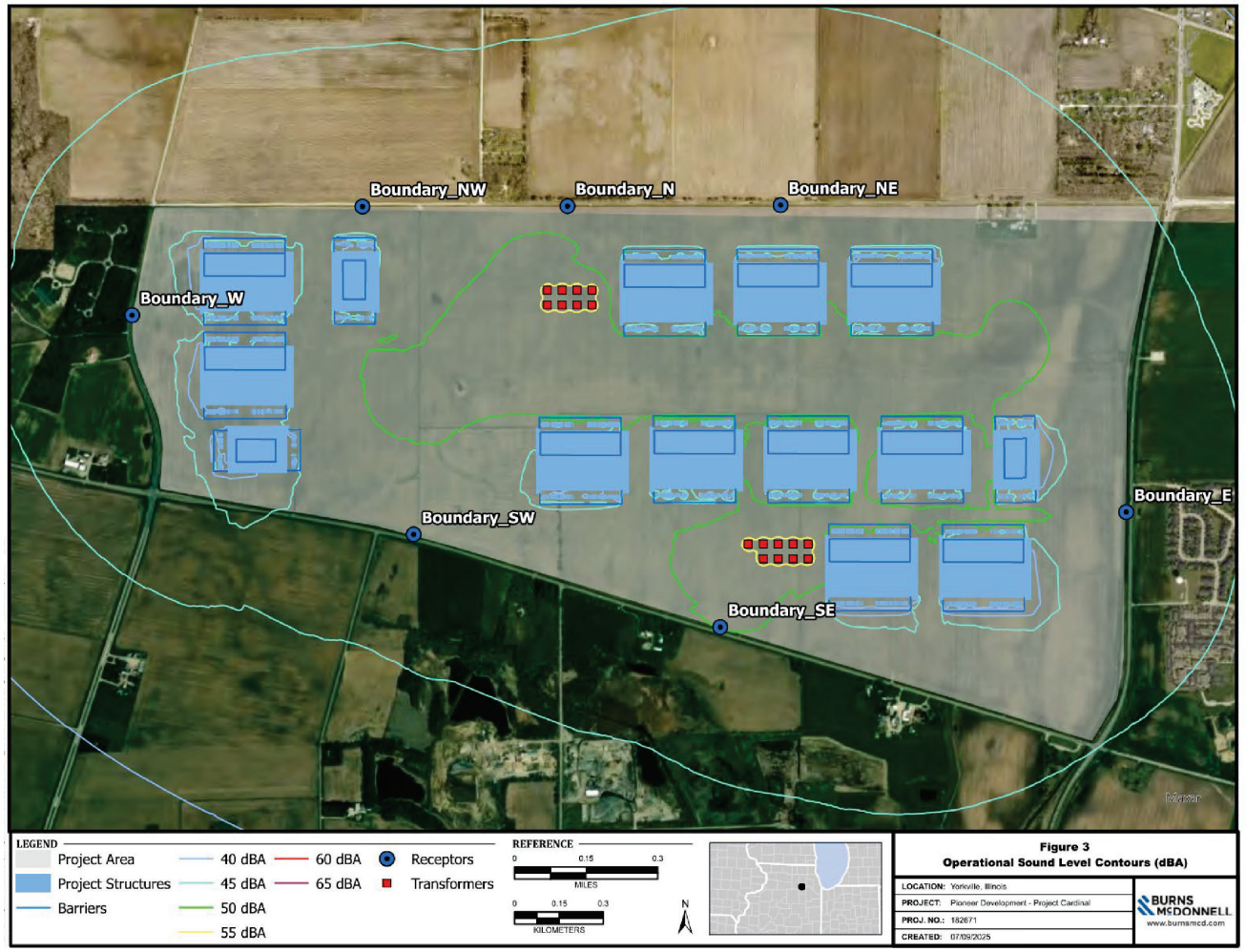
Source	Number of Sources	Modeled Equipment Sound Level Assumption[a]
Chillers (Low-Noise)	1,350	L_w = 91 dBA
Emergency Generators	1,000	L_p = 65 dBA at 50 feet
Substation Transformer (Low Noise)	17	L_w = 89 dBA

(a) L_w = sound power level; L_p = sound pressure level; dBA = A-weighted decibels, NEMA = National Electrical Manufacturers Association

- Various operating scenarios modeled

Operating Scenario	Normal Operation	Generator Testing	Emergency Operation
Design Goal	50 dBA at property lines	60 dBA at property lines	--
Equipment in Operation for Each Scenario			
Chiller	All On at 100% Load	All On at 100% Load	All On at 100% Load
Generators	All Off	2 per Building at 100% Load	All On at 100% Load
Transformers	All On	All On	All Off

Modeled Impacts



Questions?

Peer Review of Project Cardinal's Initial Sound Study

Aimee Lalime, INCE Bd. Cert.
Senior Acoustic Consultant, Soundscape Engineering
August 12, 2025

Soundscape Engineering
Practical Solutions from Professional Engineers

Soundscape Engineering

- Project lead:
  - Aimee Lalime, Senior Consultant
  - Master's degree in Mechanical Engineering with a concentration in acoustics
  - 24 years of experience in sound and vibration, with 13 years at Soundscape Engineering
  - Board Certified by the Institute of Noise Control Engineering
- Soundscape has worked on over 1300 projects:
  - Drafting community noise ordinances
  - Controlling industrial noise and vibration
  - Assessing environmental noise
  - Optimizing building acoustics

Introduction

- Project Cardinal: 1037-acre data center campus proposed by Pioneer Development, LLC
- The United City of Yorkville retained Soundscape Engineering to provide acoustic consulting related to the proposed development, including peer reviews of the project's noise control strategies
- The Yorkville data center ordinance (Section 10-4-10.A.5) requires a phased sound study approach and noise monitoring:
  - Initial Sound Study at Planned Unit Development (PUD) review
  - Final Sound Study at Permitting review
  - Noise monitoring

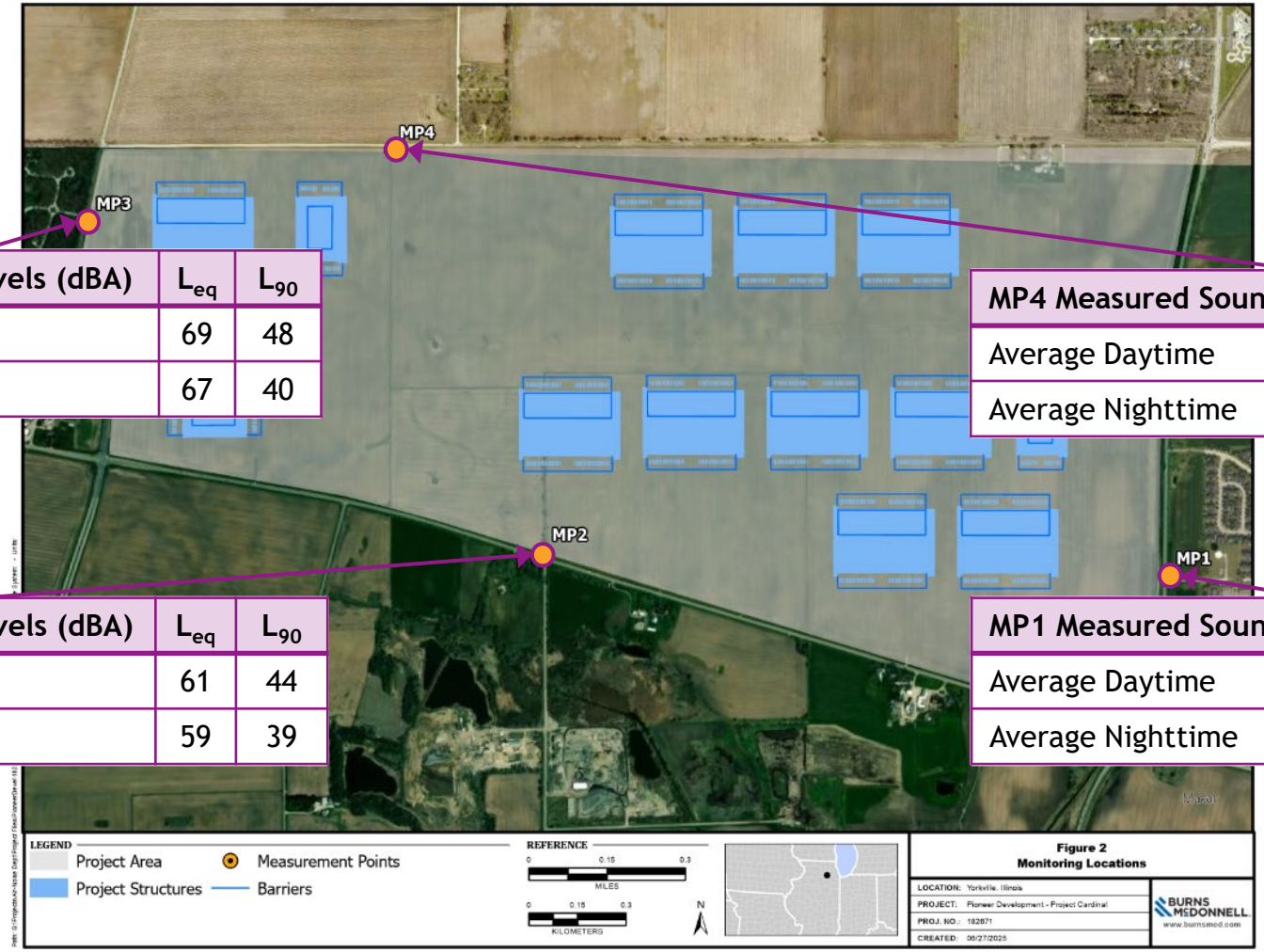
Initial Sound Study - Background

- A Project Cardinal initial sound study was conducted by Burns McDonnell and submitted on July 1st
- Soundscape provided comments, which were largely addressed in the revised version submitted on July 9th
- This discussion focuses on the revised version of the initial sound study

Requirements for the Initial Sound Study

- Conduct a site noise survey to establish the existing ambient noise environment in the vicinity of the development
- Generate an initial 3D computer model of the project
  - Use the tentative site plan and representative sound levels from the planned project's mechanical equipment
  - Model peak daytime and nighttime operations
  - Consider the source tonality and apply the 10-dB penalty as appropriate
  - Describe mitigation measures needed to meet the City of Yorkville noise ordinance
- Issue a report to document the results

Site Noise Survey Conducted by Petitioner's Acoustic Consultant (Burns McDonnell)



MP3 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Average Daytime	69	48
Average Nighttime	67	40

MP4 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Average Daytime	59	37
Average Nighttime	57	37

MP2 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Average Daytime	61	44
Average Nighttime	59	39

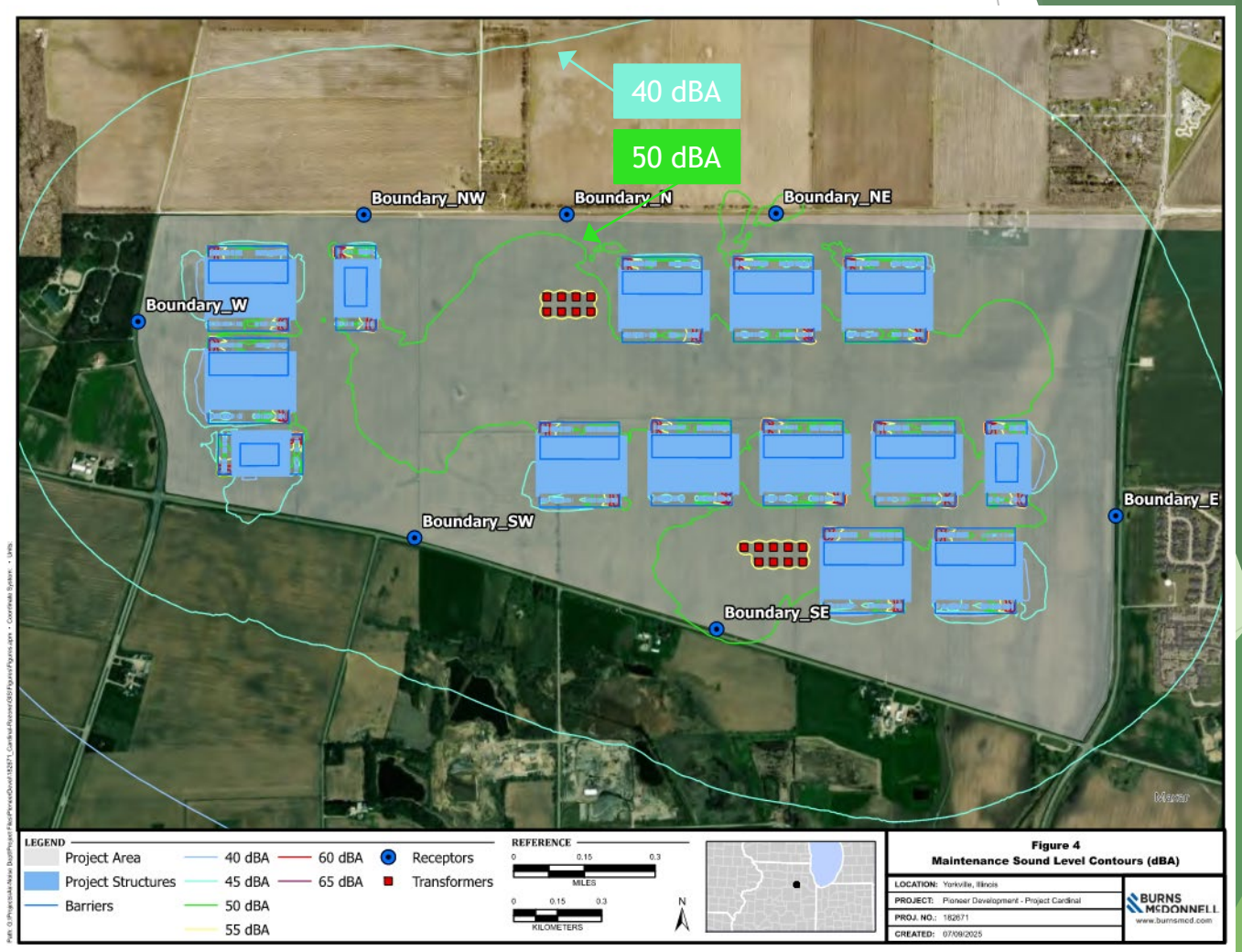
MP1 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Average Daytime	69	52
Average Nighttime	67	40

Results from Initial Study Produced by Petitioner's Acoustic Consultant (Burns McDonnell)

- Sources included representative non-tonal chillers, transformers, and generators
- Mitigations may include barriers, mufflers, silencers, acoustic stacks, louvers, and compressor wraps
- Initial model results are within Yorkville noise ordinance limits for residential noise:

	Non-tonal	Tonal
Daytime	60 dBA	50 dBA
Nighttime	50 dBA	40 dBA

See Title 4, Chapter 4 of the Yorkville Code of Ordinances



Requirements for the Initial Sound Study

- Conduct a site noise survey to establish the existing ambient noise environment in the vicinity of the development - completed
- Generate an initial 3D computer model of the project
  - Use the tentative site plan and representative sound levels from the planned project's mechanical equipment - completed
  - Model peak daytime and nighttime operations - completed
  - Consider the source tonality and apply the 10-dB penalty as appropriate – assumes non-tonal chillers
  - Describe mitigation measures needed to meet the City of Yorkville noise ordinance – barriers, mufflers, silencers, acoustical stacks, louvers, compressor wraps possible
- Issue a report to document the results – report showed that it is possible for the project to meet the noise ordinance with the current site plan and non-tonal equipment

What's next?

- Project Cardinal must provide a final, detailed noise study at the permitting stage
  - For the final noise study, noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned.
  - A mitigation plan will be included in the final noise study to demonstrate that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances, including the penalty for tonal equipment.
  - The final noise impact report will 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.
- We (Soundscape Engineering) will peer review the final noise study

Soundscape Engineering

Practical Solutions from Professional Engineers

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: September 4, 2025
Subject: **PZC 2025-08 Project Cardinal – Updated Site Plan & Landscape Plan**
Proposed Data Center Campus & On-Site Substation/Switchyard Development

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UPDATED PLANS:

The petitioner, Pioneer Development, LLC, has revised and resubmitted the attached updated site plan and landscape plan for the Project Cardinal data center campus which have been reviewed by staff and the City's engineering consultant, EEI. While the overall site plan still consists of 14 data center buildings with adjacent customer substations and ancillary stormwater detention basins, the placement and size of these features have been adjusted in response to public feedback as follows:

Site Plan

- The updated site plan proposes a total of seven (7) access points, the same number as originally proposed. These remain limited to Baseline Road and Galena Road, with no access on Ashe Road or N. Bridge Street (IL Rte. 47). On Baseline Road, there are now four (4) access points—one primary, two secondary, and one restricted access to the substation—compared to three (3) in the original plan. On Galena Road, there are three (3) access points—two primary and one secondary—compared to the original four (4).
- Buildings 1–4, located along Ashe Road on the western boundary within Phase 1, are no longer aligned uniformly but instead staggered, creating a separation of 1,270 feet (an increase of approximately 530 feet from the previous distance of 740 feet) from Building 1 to the nearest residence in the Equestrian Estates at Legacy Farms subdivision, as estimated by staff. The stormwater basin has been adjusted to follow the new building configuration. Access in this area has been simplified to a single primary entry off Galena Road serving both the data center buildings and the utility switch yard from the south. A secondary entrance has been added between Buildings 1 and 4, and a separate substation access off Baseline Road now provides direct northern entry to the switch yard.
- Buildings 8–14 within Phase 2 remain largely unchanged, except for a relocated secondary entrance now aligned with East Beecher Road.
- In Phase 3, the customer substation near Building 5 along Baseline Road has been set back an additional 335 feet from the roadway for a total distance of 625 feet from the parcel line, as estimated by staff. Also, the two (2) originally proposed stormwater basins in the northeast corner have been consolidated into one larger basin.

Landscape Plan

- The updated landscape plan provides extensive plantings across the campus, with a particular emphasis along Ashe Road. The increased building setback in this area accommodates the required 100-foot landscape buffer, plus additional planted berms consisting of approximately 60% conifer trees (e.g., Red Cedar and Pines) and 40% deciduous trees (e.g., Maples, Oak, and Honey Locust), supplemented with shrubs and native grasses.
- The plan proposes approximately 5,075 trees throughout the campus, an increase of about 452 trees compared to the previously proposed 4,623. Conifer trees will be installed at a height of six (6) feet, and all trees on site are expected to reach a mature height of 20 to 80 feet.
- Parkway tree plantings are also illustrated between the campus property and the adjacent roadways and Rob Roy Creek.

- The updated landscape plan also accurately depicts the 10' shared multi-use pedestrian trail as being installed in front of the required 100 foot landscape buffer.

SOUND STUDY FOLLOW-UP:

The petitioner's engineering consultant, Burns & McDonnell, has provided a follow-up letter to the preliminary sound study in response to questions raised at the August 12th City Council meeting. The update addresses emergency operating scenarios, monitoring locations, and potential impacts of the revised site plan.

Per the consultant, in the event of a ComEd power outage requiring all backup generators and chillers to operate simultaneously, the following revised table was prepared showing expected sound levels could potentially increase to between 53-56 dBAs which exceeds the City's noise ordinance nighttime threshold of 50 dBA but is within the range of acceptable sound limit of 60 dBA during the daytime (7:00 am – 10:00 pm).

Receiver	Modeled Sound Level (dBA)		
	Normal Operation	Generator Testing	Full Emergency Operation
Boundary NW	48	49	55
Boundary N	50	50	54
Boundary NE	50	50	56
Boundary E	49	49	54
Boundary SE	50	50	55
Boundary SW	49	49	53
Boundary NW	48	49	54

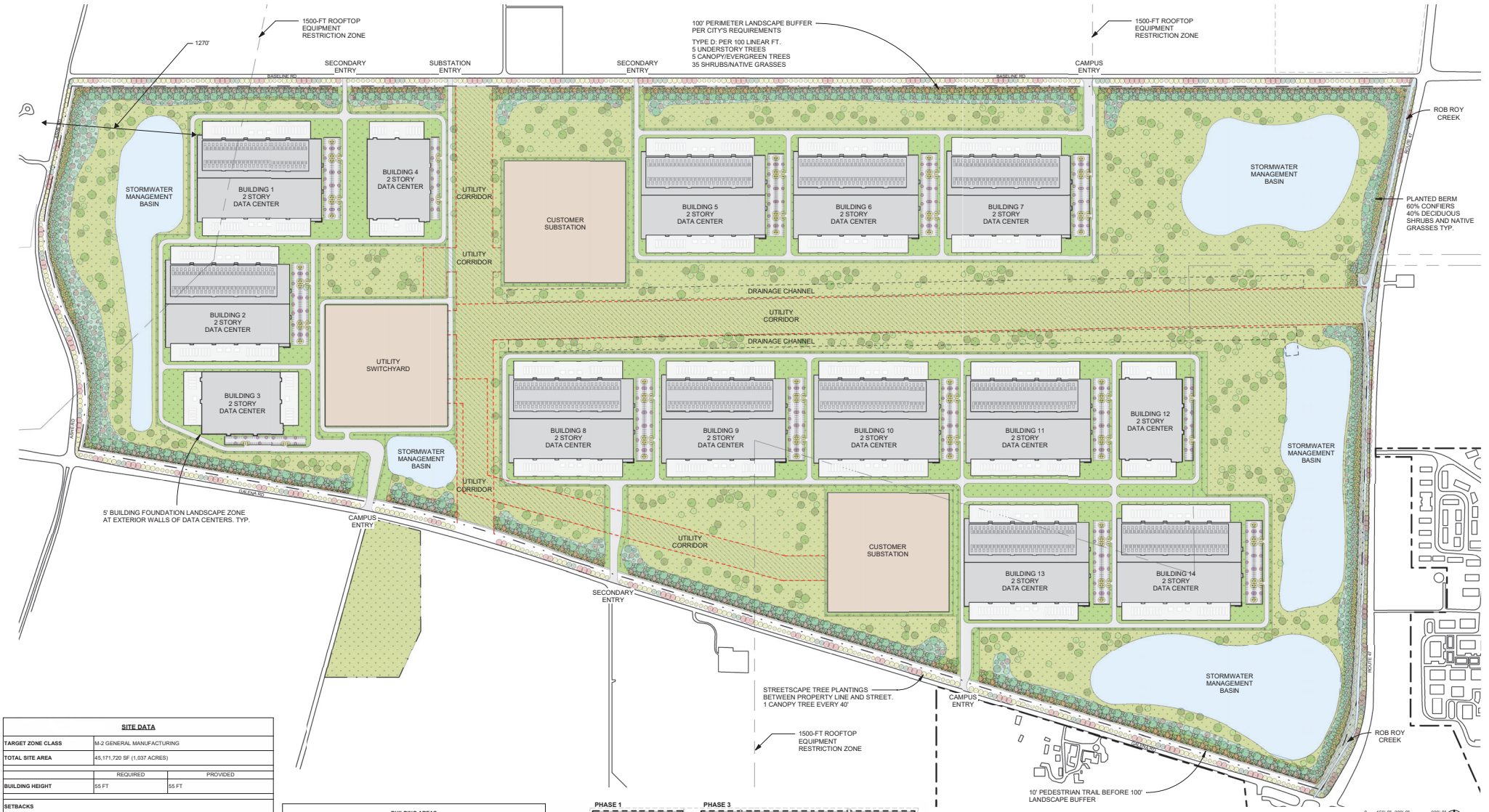
Additionally, there was a question regarding the location of a sound monitoring device used to collect data on the subject property for the noise assessment. The monitoring location for MP3 was confirmed by the petitioner's consultant as being accurately reflected in the study, with comparable results expected even if the monitoring devise was placed at the Ashe Road/Baseline Road intersection.

Finally, the updated site plan, which shifts buildings further toward the center of the property, is expected to reduce noise levels only slightly (by 1–2 dBA) rather than increase them. Burns & McDonnell indicated that these findings could be documented in a supplemental report or narrative addendum to the original sound study.

The petitioner and staff will be available at Tuesday night's meeting to discuss the updated plans and answer any questions.

Attachments:

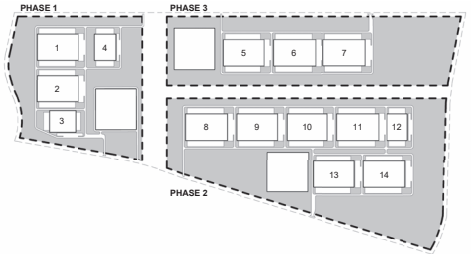
1. Updated Preliminary PUD Site Plan submitted on 08/27/26 by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
2. Updated Landscape Plan dated 08/26/2025 submitted by Pioneer Development and prepared by Burns McDonnell
3. Project Cardinal: Sound Study Follow Up responses dated August 27, 2025 and prepared by Gary Koons of Burns McDonnell
4. EEI review comments dated September 4, 2025



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A



PROJECT CARDINAL

SITE PLAN

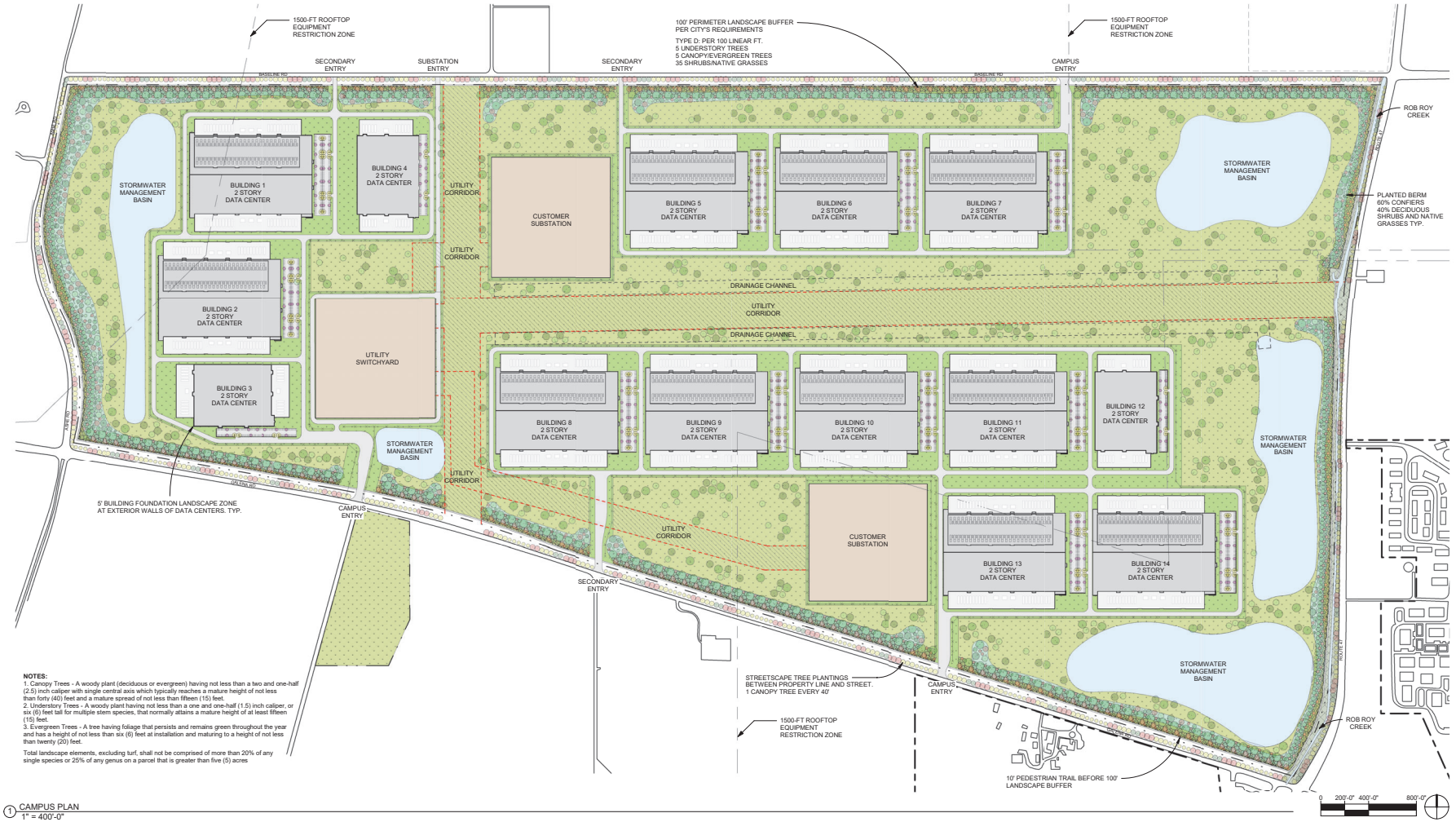
PIONEER DEVELOPMENT

BURNS McDONNELL

Marquiles Hoelzli Architecture

06/20/25

PRELIMINARY - NOT FOR CONSTRUCTION



1 CAMPUS PLAN
1" = 400'-0"

NOTES:
1. Canopy Trees - A woody plant (deciduous or evergreen) having not less than a two and one-half (2.5) inch caliper with single central axis which typically reaches a mature height of not less than forty (40) feet and a mature spread of not less than fifteen (15) feet.
2. Understory Trees - A woody plant having not less than a one and one-half (1.5) inch caliper, or six (6) feet tall for multiple stem species, that normally attains a mature height of at least fifteen (15) feet.
3. Evergreen Trees - A tree having foliage that persists and remains green throughout the year and has a height of not less than six (6) feet at installation and maturing to a height of not less than twenty (20) feet.

Total landscape elements, excluding turf, shall not be comprised of more than 20% of any single species or 25% of any genus on a parcel that is greater than five (5) acres

PLANT SCHEDULE - TREES

Common Name	Botanical Name	Count	Mature Height	Mature Width	Native Species	Root Type	Size
Coniferous Trees							
Eastern Red Cedar	Juniperus virginiana	536	30'	20'	Yes	B&B	6 FT.
Jack Pine	Pinus banksiana	143	50'	20'	Yes	B&B	6 FT.
Eastern White Pine	Pinus strobus	493	80'	35'	No	B&B	6 FT.
		1172					
Deciduous Trees							
Downy Serviceberry	Amelanchier arborea	448	20'	25'	Yes	B&B	2 1/2" CAL.
Red Maple	Acer rubrum	336	60'	45'	Yes	B&B	2 1/2" CAL.
American Hornbeam	Carpinus caroliniana	306	30'	30'	Yes	B&B	2 1/2" CAL.
Eastern Redbud	Cercis canadensis	242	20'	25'	Yes	B&B	2 1/2" CAL.
Flowering Dogwood	Cornus florida	643	30'	25'	Yes	B&B	2 1/2" CAL.
Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	313	50'	40'	Yes	B&B	2 1/2" CAL.
Kentucky Coffeetree	Gymnocladus dioicus	140	75'	40'	Yes	B&B	2 1/2" CAL.
Honey Locust	Gleditsia triacanthos	300	60'	40'	Yes	B&B	2 1/2" CAL.
White Oak	Quercus alba	218	80'	60'	Yes	B&B	2 1/2" CAL.
Bur Oak	Quercus macrocarpa	377	80'	70'	Yes	B&B	2 1/2" CAL.
Northern Red Oak	Quercus rubra	110	75'	50'	Yes	B&B	2 1/2" CAL.
Black Oak	Quercus velutina	251	60'	50'	Yes	B&B	2 1/2" CAL.
Silver Linden	Tilia tomentosa	95	60'	30'	No	B&B	2 1/2" CAL.
Princeton Elm	Ulmus Americana: 'Princeton'	21	80'	50'	Yes	B&B	2 1/2" CAL.
Regal Elm	Ulmus x 'Regal'	103	50'	30'	No	B&B	2 1/2" CAL.
		3903					

SYMBOLS AND ANNOTATIONS

- XX — PROPOSED TREES (XX = SPECIES KEY - SEE PLANT SCHEDULE)
- SHRUBS AND PERENNIALS (BLOOM COLOR INDICATED) ADJACENT PLANTS WITH SAME SYMBOL SHAPE AND COLOR ARE THE SAME SPECIES.
- XX XX — PLANT SPECIES TAGS - SEE PLANT SCHEDULE
- ## / #### — VIEW/SHEET CALLOUT
- ## / #### — SECTION DETAIL KEY
- ## — KEYNOTE (# - REFER TO KEYNOTE SCHEDULE)

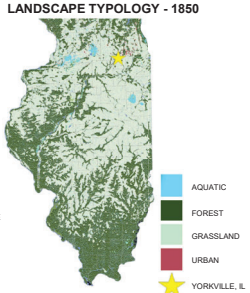
SURFACE TYPES

- UTILITY CORRIDOR
- STORMWATER MANAGEMENT BASIN
- LANDSCAPE BERM
- SOD
- NATIVE MEADOW/PRAIRIE MIX
- PRESERVED AREA

LANDSCAPE LINETYPES

- ROOFTOP EQUIPMENT RESTRICTION ZONE
- 100' LANDSCAPE BUFFER
- DRAINAGE CHANNELS
- PROPERTY BOUNDARY
- UTILITY EASEMENT

LANDSCAPE TYPOLOGY - 1850



Historically, northern Illinois had a richly varied landscape shaped by glaciation, especially during the last Ice Age (the Wisconsin Glaciation, ending around 10,000 years ago). The area of Minooka, Illinois was largely tallgrass prairie with transition zones and higher ground hosting oak savannas, with scattered bur oak, white oak, and black oak trees over prairie grasses.Oak savannas are a unique and ecologically rich habitat, shaped by the presence of scattered, fire-tolerant oak trees set within open grasslands filled with native grasses and wildflowers. In places like Yorkville, oak savannas once covered much of the rolling terrain, offering a vibrant mix of sun and shade, structure and openness.

revisions

no.	date	description

keyplan

registration

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS McDONNELL

date 03/13/25

CONFIDENTIAL

project Project Cardinal

sheet title CAMPUS PLAN

sheet number L-01

8/26/2025 10:16:09 AM

August 27, 2025

Project Cardinal: Sound Study Follow Up

Dear City of Yorkville,

Burns & McDonnell, Engineer of Record for Project Cardinal, submits this response to the sound study questions dated August 13, 2025. The analysis is grounded in executed mission critical and utility scale data center projects, national precedent, and accepted planning practice.

1. ***Could you provide the decibel outcomes for an emergency scenario in which all backup generators and chillers are operating simultaneously during a ComEd power outage?*** The sound level table below is a recreation of Table 5 from the report with one additional column added showing impacts for a full blackout with all emergency generators running.

Receiver	Modeled Sound Level (dBA)		
	Normal Operation	Generator Testing	Full Emergency Operation
Boundary NW	48	49	55
Boundary N	50	50	54
Boundary NE	50	50	56
Boundary E	49	49	54
Boundary SE	50	50	55
Boundary SW	49	49	53
Boundary NW	48	49	54

2. ***Please confirm whether the MP3 monitoring location shown in the study is accurate—specifically, is it positioned closer to the Ashe Road and Baseline Road intersection than illustrated?*** MP3 was confirmed to be in the location that was shown on the maps. There were four meters placed in total, so maybe there was some confusion as to which meter we were discussing. Sound levels at the MP3 location are expected to be nearly the same at the northwester intersection.

3. ***With the updated site plan showing buildings likely shifting further from the property boundaries, would this change impact the findings of the preliminary sound study? If so, will this be addressed through a supplemental report with updated modeling, or as a narrative addendum to the original report?*** Moving the buildings in towards the center of the site would only lower the sound levels of the project. The reductions would likely be no more than 1-2 dBA but would not increase from the model we have currently completed.

We are available for additional technical discussion as review advances.

Sincerely,

Gary Koons \ Burns & McDonnell
Development Manager
gekoons@burnsmcd.com

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
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www.eeiweb.com

September 4, 2025

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

Re: Project Cardinal
United City of Yorkville

Dear Krysti:

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

- Concept Plan dated August 26, 2025, and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

General

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

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
    a. Truck-turning exhibits for delivery and emergency vehicles
    b. Photometric plan
    c. Landscape plan
    d. Field tile survey
    e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. 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.

7. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

8. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. The County Engineer has reviewed the latest plan and conceptually is in agreement with the access locations. The westernmost access will now align with the proposed access of Project Steel to the south.

9. Baseline Road is under the jurisdiction of the City. We will require a minimum right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

10. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

11. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a minimum right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

12. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

13. West Beecher Road is proposed to be vacated as part of Project Steel, therefore access to the parcel to the south of Galena Road will need to be coordinated. Preliminarily, an agreement between Project Cardinal and Project Steel has been reached to provide joint private access to the parcel.

14. An updated 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.

15. A detailed study will be required to determine the improvements needed to the water system to serve this development. In addition, the City may need land dedicated for public water infrastructure.

16. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study.

17. The stormwater management basins on the east side of the property are in close vicinity to the Rob Roy Creek floodplain and floodway. They will need to be designed accordingly if they are located within the floodway.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)