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: August 19, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus and On-Site Substation Development

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REQUEST SUMMARY:

Prologis, L.P., as the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. and Marilee Foltz, is seeking approval to annex sixteen (16) parcels totaling approximately 540 acres (the subject property) into the City. These parcels are proposed to be developed as part of a master-planned, high-tech data center campus. In addition to annexation, the petitioner is requesting rezoning of the property to the M-2 General Manufacturing District, special use approval for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan. The proposed data center campus has a phased development plan for eighteen (18) two-story buildings totaling approximately 6.8 million square feet with three (3) electrical substations, associated stormwater detention basins, equipment yards, and a request for the vacation of the W. Beecher Road right-of-way. Development is planned in three (3) phases, with each phase including six (6) data center buildings, one (1) substation, and three (3) stormwater basins. If approved, initial construction is anticipated to begin in the summer of 2027, with full campus buildout projected over a 20-year period.

In response to feedback from adjacent property owners, City staff, and public comments regarding the Project Steel Data Center site plan, the petitioner has incorporated several revisions to address identified concerns. These include:

- Landscaping: A revised landscape plan featuring an 8-foot-tall, 65-foot-wide berm with evergreen and ornamental trees along the western property line adjacent to the manufacturing-zoned parcel on Eldamain Road.
- Roadway Coordination: A continued commitment to work with City and County Highway staff, as well as Project Cardinal and other nearby landowners, toward an equitable roadway solution related to the proposed vacation of W. Beecher Road and the future realignment of Beecher Road.
- Noise Mitigation: Submission of a preliminary environmental noise assessment to address sound concerns. The City's sound engineering consultant has conducted an initial review of the study's findings and generally concurs that, with the recommended mitigation measures, the project can meet the City's noise ordinance under the current site layout.
- Phased Development: Since the project spans both Yorkville CUSD #115 and Plano CUSD #88, the developer has indicated that while construction phasing is primarily driven by ComEd's power allocation schedule, they are willing to explore alternative phasing that could allow initial construction to occur within Yorkville's school district boundaries.

ANNEXATION & PUD AGREEMENT REQUESTS:

A public hearing was held by the City Council on June 24, 2025, to consider the petitioner's request for approval of an annexation agreement. The attached draft agreement between the United City of Yorkville and Prologis, L.P., outlines the terms for annexing approximately 540 acres into the City for the development of a data center campus. Upon annexation, 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.

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, recapture, 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.

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

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

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

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

3. *Preliminary PUD Plan*
   The Planning and Zoning Commission recommends approval to the City Council of the Project Steel – Preliminary PUD Site Plan prepared by Langan Engineering dated 05/16/2025 and revised July 25, 2025.

   Action Item:
   Linnane-aye; Green-aye; Williams-aye; Forristall-aye; Vinyard-aye; Crouch-aye
   6 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 25, 2025
8. Proposed Data Center Developments Map

9. Copy of Petitioner's Applications dated March 14, 2025
10. Legal Descriptions prepared by Langan Engineering
11. Project Steel Narrative prepared by Gregory W. Jones, attorney, Ancel Glink dated March 14, 2025
12. Revised Preliminary PUD Site Plan dated revised 07/25/2025 submitted by Prologis and prepared by Langan Engineering.
13. Revised Conceptual Landscape Plan dated revised 07/25/2025 submitted by Prologis and prepared by Langan Engineering.
14. Architectural Renderings submitted by Prologis
15. Building Elevations prepared by JHET Architects submitted by Prologis
16. Project Steel Environmental Noise Assessment (Initial Noise Study) dated August 12, 2025 and prepared by Shiner Acoustics, LLC.
17. Trip Generation Memo dated March 14, 2025, submitted by Prologis, and prepared by Langan Engineering.
18. Security Fencing Details submitted by Prologis
19. Response Letter to Plan Council Meeting Follow-up Letter dated May 16, 2025, and prepared by Prologis
20. Project Steel/ Prologis Follow-up Letter to City Council dated July 11, 2025
21. EEI Review Letter to the City dated April 4, 2025
22. Soundscape Engineering Review Memos dated April 7, 2025, and April 28, 2025
23. Plan Council Packet Materials 04-24-2025
24. Project Steel Phasing Plan/School District Map dated July 29, 2025
25. Draft Proposed Shared Use Trail Exhibit dated May 2025, prepared by EEI
26. Corneils Road Interceptor Sewer Exhibit dated February 2022 and prepared by EEI
27. Westbury Villages Concept Plan
28. Email from Elizabeth Fotopoulos dated March 25, 2025
29. Letter from Matt Gilbert, Green Door Capital, dated August 12, 2025
30. Email from Tammi Schleining dated August 13, 2025
31. Public Hearing Notices

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH PROLOGIS L.P.
(Project Steel)

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, Prologis, L.P., an Illinois limited partnership ("Developer"), submitted a proposal to the City to develop approximately 540 acre generally located west of North Bridge Street (Illinois State Route 47), east of Eldamain Road, and south of Galena 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 industrial 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.

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. Planned Unit Development Agreement By and Between the United City of Yorkville and Prologis, L.P. is hereby approved substantially in the form attached hereto and made a part hereof.

Section 3. The Mayor and City Clerk are hereby authorized to execute 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 4. This Ordinance shall be in full force and effect after its passage, publication and approval 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

Planned Unit Development
Agreement By and Between
The United City of Yorkville
and Prologis, L.P.
(Project Steel)

This Planned Unit Development Agreement by and between the United City of Yorkville, Kendall County, Illinois and Prologis, L.P., a limited partnership of the State of Delaware is entered into this ____ day of _____, 2025 (the "***Effective Date***").

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. Prologis, L.P., a limited partnership of the State of Delaware (the *"Developer"*) is the contract purchaser of 540 acre generally located west of North Bridge Street (Illinois State Route 47), east of Eldamain Road, and south of Galena Road, identified as parcel numbers 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-003, 02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, 02-07-200-009 (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 eighteen (18) buildings, three (3) onsite electrical substation, and eight (8) stormwater basins, to be constructed in three (3) phases over a period of approximately twenty (20) years. The Project also requires the City to realign East Beecher Road and to vacate a portion of West Beecher Road that is running through the Subject Property.

1.3 Zoning. The Subject Property is zoned M-2 General Manufacturing District. A data center and an electrical substation 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. Watermain and sanitary sewer construction will be addressed in a future Utility Infrastructure Agreement between the Developer and the City. The Project will also fund construction of public roadways, by contributing to roadway improvements adjacent to 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.

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. The Developer has requested and the City hereby agrees that, for a period of fifteen (15) years from the approval of this PUD, any standards adopted after the Effective Date of this PUD to further regulate Energy Industrial Uses shall be waived and not applicable to the Subject Property. The Developer is strictly prohibited from generating, or storing nuclear energy as a power source within the City.

2.3 Terms for Construction. The Developer has advised the City of its intent to construct the Project over a twenty (20) year period and in three (3) phases, and has submitted a phasing plan as part of the Site Plan (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 occur pursuant to the terms of a separate Utility Infrastructure Agreement by and between the Parties.

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 Eldamain Road and the proposed East Beecher Road being deemed the "front yard", Galena Road being the north "side yard", Corneils Road being the south "side yard", and the ComEd right-of-way being deemed the "rear yard".

Phase One Setbacks: The front yard setback shall be eighty (80) feet from the existing Eldamain Road and the proposed East Beecher Road rights-of-way. The rear yard setback shall be fifty (50) feet from the ComEd right-of-way. The side yard setback, measured to the Galena Road and Corneils Road rights-of-way, respectively, shall be fifty (50) feet.

Phase Two and Three Setbacks: The front yard setback shall be one hundred fifty (150) feet from the existing Eldamain Road and proposed East Beecher Road rights-of-way. The rear yard setback shall be fifty (50) feet from the ComEd right-of-way. The side yard setback, measured to the Galena Road and Corneils Road rights-of-way, respectively, shall be fifty (50) 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.

2.5 Building Height. Any proposed buildings on the Subject Property will not exceed fifty-six and a half (56.5) feet in height to the top of the building structure, and seventy (70) feet in height to the top of rooftop equipment. Provided, however, placement of any equipment on building rooftops shall require approval by City Council after evaluation of the sound study required by Section 2.12 of this PUD. Rooftop equipment shall not be installed on any buildings within one thousand five hundred (1,500) feet of any residential structure.

2.6 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 379,100 square feet, requiring approximately 114 parking spaces per building. The City herby grants Developer's request of a minimum of 0.2 parking spaces per 1,000 square feet, for a total of approximately 76 parking spaces per building. The required minimum 0.3 parking spaces per 1000 square feet is hereby waived, provided that the total number of parking spaces on the Subject Property at build-out is not less than one thousand three hundred sixty-eight (1,395) (inclusive of twenty-seven (27) ADA spaces). Section 10-5-1K-1 of the UDO requires Developer to install a minimum of 41 electric vehicle charging stations ("EV Stations"). Developer proposes to install thirty (30) EV Stations, and therefore requests a waiver from the requirements of the UDO that Developer install at least 41 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 shall be based on the number of EV Stations not constructed, and shall be payable as a condition to the issuance of the first building permit required to construct Phase One of the Project. Said fee-in-lieu shall be established in a separate development agreement between Developer and City, and shall be allocated to installing EV Stations at other locations throughout the City.

2.7 Access to the Subject Property. Subject to the results of a traffic study to be conducted by the Developer, the City Engineer has approved and the City hereby agrees to the Developer's proposal for nine (9) points of access to the Subject Property. Three (3) primary access points are proposed, two (2) from Cornelis Road and one (1) from Eldamain Road. Additionally, there are three (3) identified emergency access drives, two (2) on the proposed realigned East Beecher Road and one (1) on Galena Road. There are also three (3) proposed unsecured access points leading directly to onsite electrical substations, one (1) on Eldamain Road and two (2) on Corneils Road. All access points shall connect to an internal 30-foot-wide looped roadway system, which provides circulation throughout the development, and shall connect all eighteen (18) data center buildings, three (3) electrical substations, and eight (8) stormwater basins. 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.

Developer agrees to provide open and separate access to an approximately 17.75 acre parcel located east of West Beecher Road and south of Galena Road and identified by Parcel Index No. 02-06-400-001, said parcel being adjacent to the Subject Property (the "Cardinal Parcel"). This property is currently accessible through West Beecher Road, a roadway that the City intends to vacate to Developer, and Developer intends to subsequently demolish. Developer agrees to coordinate the installation of the contemplated separate access point for the Cardinal Parcel with the owner of said parcel.

2.8 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 construct and provide easements for a ten foot (10') wide shared use path on the outer perimeter of the Subject Property, along proposed East Beecher Road between Corneils Road and Galena Road, along Eldamain Road from Corneils Road to Galena Road, and along Corneils Road between proposed East Beecher Road and Eldamain Road, said shared use path illustrated on the Proposed Path Locations map, attached hereto as Exhibit C.

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

2.10 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. Any construction traffic along roads controlled by Kendall County shall require the cooperation of the county. Developer also agrees to provide the City with a traffic study.

2.11 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. Along Corneils, East Beecher, and Eldamain 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.

2.12 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 using the quietest available technology at the time of installation.

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 have no obligation to issue a Building Permit until the applicable noise study identifies necessary and appropriate sound attenuation, if required, necessary to comply with the Noise Ordinance. The Developer shall be required to install sound attenuation as may be required by the noise study to comply with the Noise Ordinance. The issuance of Building Permits is further contingent on approval by the City's sound engineers and by City Council of the detailed site plan illustrating the location of mechanical equipment. Once City Council has approved the detailed site plan, no changes may be made to said plan without further review and approval by City Council.

Developer is permitted to install a twelve foot (12') tall powder coated black steel security fence around the Subject property.

2.13 Lots; Street Design. The City hereby waives the requirement in Section 10-7-2 of the UDO that all lots shall front or abut 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 internal access 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.

2.14 Appearance Standards. The Project is located near a main arterial thoroughfare at the City's northern boundary. 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 exterior renderings for the Project, a copy of which is attached hereto as Exhibit E (the "*Exterior Renderings*"). The Exterior Renderings are representative of the architectural design and aesthetic appearance of the Project and are not intended to be an exact depiction of any building that may be constructed as part of the Project. The Developer shall provide Building 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 Building Elevations which depict the Developer's use of the highest aesthetic standards the Developer can economically achieve.

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.

2.17 Battery Storage. Battery uses and storage systems shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the Bristol-Kendall Fire Protection District for firefighting efforts.

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 are required 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 making certain improvements at Corneils Road and at East Beecher Road (collectively, the "Road Improvements") across the frontage of the Subject Property, including reconstruction of Corneils Road, along with reconstruction and realignment of Each Beecher Road, and intersection improvements on both Corneils and East Beecher Roads. The Road Improvements shall be constructed pursuant to the cross section attached hereto as Exhibit F. A preliminary cost estimate for the Road Improvements is attached hereto as Exhibit G. 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 the costs incurred by the City. Developer shall be required to submit a design deposit in the amount of [NEED AMOUNT FROM ENGINEERING FIRM] with the City prior to the City incurring any costs related to the design and construction of the Road Improvements.

The City shall complete construction of the Road Improvements by August 31, 2027. Upon execution of the contract for the engineering design of the Road Improvements the City shall send notice of same along with a copy of the design contract to Developer. Developer shall pay to the City the cost of the engineering design for the Road Improvements within thirty (30) days of receipt of the contract therefor. Should the City incur costs associated with the acquisition of right-of-way or should the City incur costs with respect to relocation of existing utilities, the Developer shall be responsible for one hundred percent (100%) of said costs. The City shall provide Developer a

courtesy copy of 60% design drawings for the Road Improvements and of the 90% design drawings along with an updated estimate of construction costs.

When the City finalizes the contract for construction of the Road Improvements the City shall provide Developer a copy of the final construction contract and an invoice for the anticipated cost to construct the Road Improvements. The invoice shall reflect the contracted cost for construction of the Road Improvements (the "Developer's Road Cost"). The Developer's Road Cost shall be multiplied by 115% (cost of right-of-way acquisition shall be excluded from the 15% contingency calculation) to account for contingencies (the "Pre-Construction Estimate"). Developer shall pay the Pre-construction Estimate to the City within 30 days of the receipt of the invoice therefore.

Upon the City's Completion of the Road Improvements, the City shall provide Developer an accounting of final costs associated with its construction of the Road Improvements (the "Final Accounting"). If the Final Accounting shows that the Pre-Construction Estimate paid by Developer was greater than the actual costs incurred by the City for which the Developer was responsible, then the City shall reimburse Developer the difference. If the Final Accounting shows that the Pre-Construction Estimate paid by Developer was less than the actual costs incurred by the City for which Developer was responsible, then the City shall issue a final invoice reflecting the balance due from Developer and Developer shall remit payment therefore within thirty days.

Galena Road and Eldamain Road. Galena Road and Eldamain Road are under the jurisdiction of Kendall County. Developer shall secure a permit from Kendall County for the construction of necessary road improvements along Galena Road and Eldamain 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 and/or Eldamain 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 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.

3.4 Water Usage. Developer acknowledges that it will enter into a Utility Agreement with the City at a later date. Pursuant to the Utility Agreement, Developer will be required to certify its approximate water usage to the City. Any water usage in excess of the certified amount may result in fines, permit revocation, or other penalties as appropriate and permitted by law.

3.5 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.

3.6 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.

3.7 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.

3.8 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.

3.9 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.

3.10 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 between 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).

3.11 Development Offsets. Developer agrees to enter into a separate Development Agreement with the City for the payment of certain development offsets, such as impact fees.

3.12 Eldamain Road Improvements Recapture. Pursuant to an Intergovernmental Agreement entered into between the City of Yorkville, the City of Plano, and Kendall County, the Developer is required to make recapture contributions to Kendall County in the amount of approximately $161.00 per linear foot of the Subject Property that fronts Eldamain Road. Approximately 1,832 linear feet of the Subject Property run along Eldamain Road, for a total cost of approximately $294,952 to the Developer. This recapture payment is a reimbursement to Kendall County for significant roadway improvements the County made to Eldamain Road, and shall be due in full prior to the issuance of the first building permit for the Project.

3.13 Bright Farms Interceptor Recapture. In 2022, Bright Farms agreed to pay for the extension of City sanitary sewer service to the general area of the Subject Property (the "Bright Farms Extension"), for a total estimated cost of up to $3,200,000. In exchange, Bright Farms became entitled to a recapture reimbursement of approximately $1,900,000 of the cost of this extension from future developers that benefit from the Bright Farms Extension. Developer agrees to pay a recapture fee to be calculated by the City's engineers once a final land plan and water usage estimate have been finalized for the Project, and prior to the issuance of the first building permit for the Project.

3.14 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.

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: an Annexation Agreement, a Development Agreement, and a Utility Infrastructure Agreement.

4.3 UDO Freeze. For the term of this Agreement no amendment to the UDO which imposes more stringent requirements on the development or use of the Subject Property shall be applicable to the Subject Property. Upon the expiration of this Agreement pursuant to terms set forth in this Agreement, the Subject Property shall be governed by the underlying M-2 zoning as modified by the approved planned unit development and shall be subject to the prevailing terms of the City's Code.

4.4 Equal Treatment. The City acknowledges that Developer is making a substantial up-front investment in the Subject Property in consideration of the rights herein granted to construct multiple buildings on the Subject Property over a ten (10) year period. While the City will not freeze permit fees or building codes applicable to the Subject Property, the City hereby agrees not to impose new fees, requirements, or code provisions which would uniquely burden (i.e. not generally applicable to other commercial users) Developer's intended development, use, and operation of the Subject Property or the development, use and operation of data centers in general.

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.

4.6 Vacation of West Beecher Road. West Beecher Road currently runs through the Subject Property. The Project will require the removal of West Beecher Road. The City agrees to vacate the West Beecher Road right-of-way to the Developer upon successful annexation to the City of the Subject Property. Developer acknowledges the City's inability to vacate this the West Beecher Road right-of-way until the Subject Property has been successfully annexed into the City's corporate boundaries.

Article 5. Term

The term of this Planned Unit Development Agreement commences and will be in full force and effect upon its execution by the parties and terminate on the first to occur: (i) development of all acreage of the Subject Property per Site Plan; or, (ii) the tenth anniversary of the issuance by the City of the first Building Permit for the Subject Property.

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:
JC Witt Prologis, LP 6250 N. River Road, Suite 1100 Rosemont, Illinois 60018	Greg Jones Ancel Glink, P.C. 140 South Dearborn Street, Suite 600 Chicago, Illinois 60603

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

7.0 Contingent Agreements. The Approval of this Planned Unit Development Agreement shall be contingent on the Parties concurrently entering into a Development Agreement and an Annexation Agreement regarding the Project and Subject Property. Further, failure by Developer to enter into a Utility Infrastructure Agreement with the City, and separate agreements with Kendall County and Yorkville-Bristol Sanitary District as required under Section 3.8 of this Agreement, shall be considered a material breach and cause for the City to terminate this Agreement under Section 7.2.

7.1 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.

7.2 Enforcement: Remedies. Should Developer fail to commence curing any material breach of this Agreement during the thirty (30) day cure period provided in Section 7.1, the City shall have the right to terminate this Agreement and any other agreements entered into between the Parties regarding the Subject Property. The parties may enforce or compel the performance of this Agreement, the Annexation Agreement, the Development Agreement and the Utility Infrastructure Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof.

7.3 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.

      (II) City Council Review. The minor amendment shall be reviewed by the City Council to ensure the application meets applicable review criteria, and shall require a two-thirds majority vote of the City Council for approval.

      (III) Recordation. The approved minor amendment must be recorded with the City Clerk.

7.4 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.

7.5 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.

7.6 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.

7.7 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.

7.8 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.

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: _____

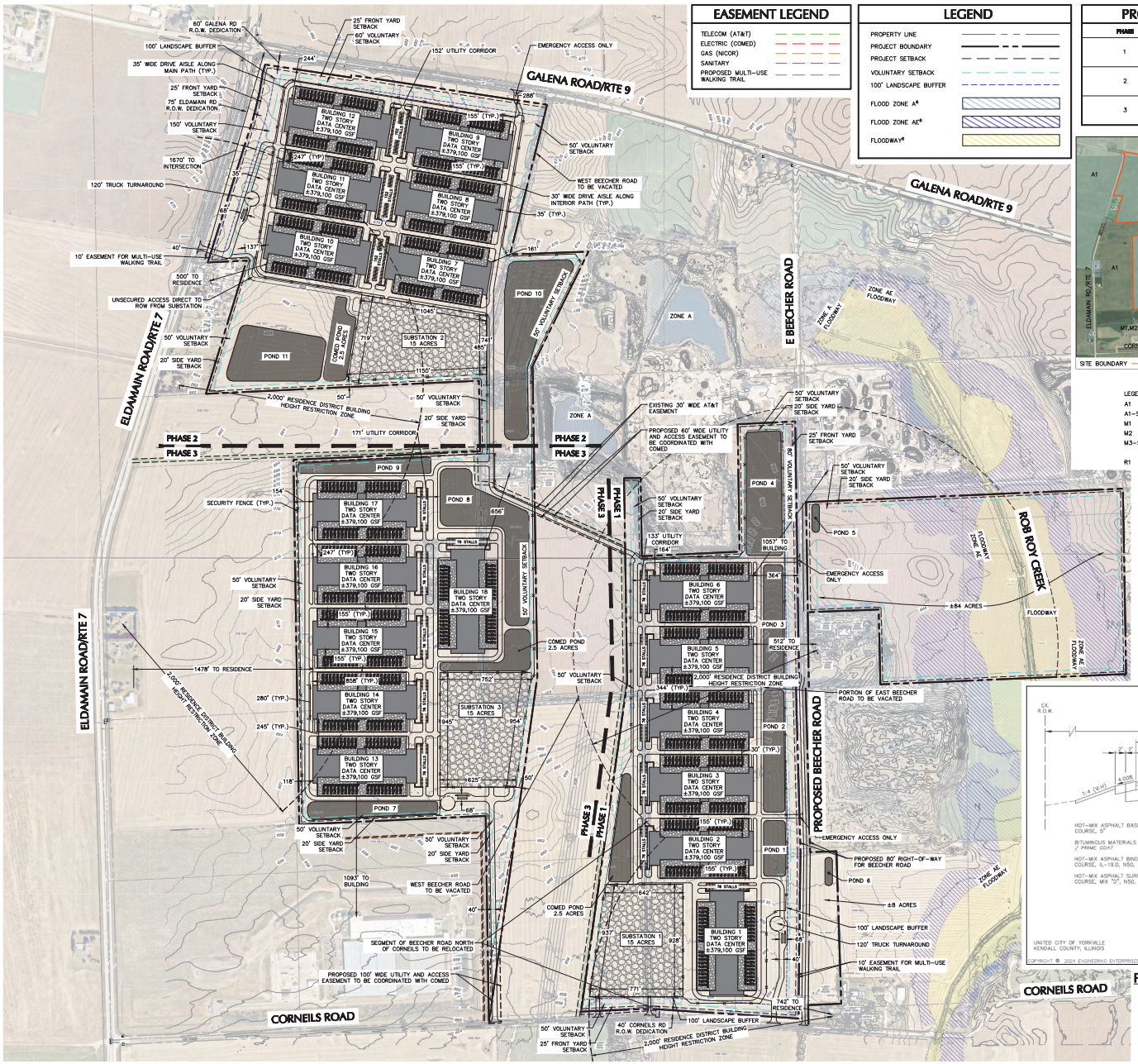
Prologis, L.P.

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- Exterior Renderings
Exhibit F- Roadway Cross Section
Exhibit G- Road Improvement Cost Estimate
Exhibit H- ROW Dedications



EASEMENT LEGEND

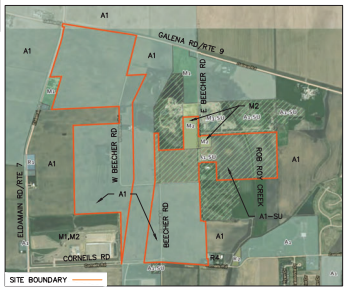
- TELECOM (AT&T)
- ELECTRIC (COMED)
- GAS (NICOR)
- SANITARY
- PROPOSED MULTI-USE WALKING TRAIL

LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- PROJECT SETBACK
- VOLUNTARY SETBACK
- 100' LANDSCAPE BUFFER
- FLOOD ZONE A[4]
- FLOOD ZONE AE[4]
- FLOODWAY[4]

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1-SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3-SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE-FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONED: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONED: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (328 + 208 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT B - PHASE 2

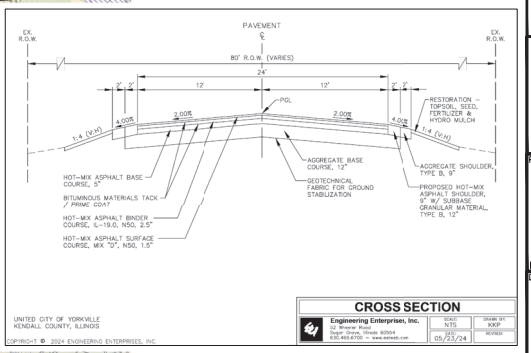
EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC. ANALYSIS BY ENGINEERING ENTERPRISES, INC.



CROSS SECTION

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 • www.eeinc.com

SCALE: N.T.S.
DRAWN BY: KOOT
DATE: 05/23/24
REVISED:

PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No. 541061101	Drawing No. PUD-02
Date 5/16/2025	
Drawn By NRR	
Checked By TDO	Sheet 1 of 1

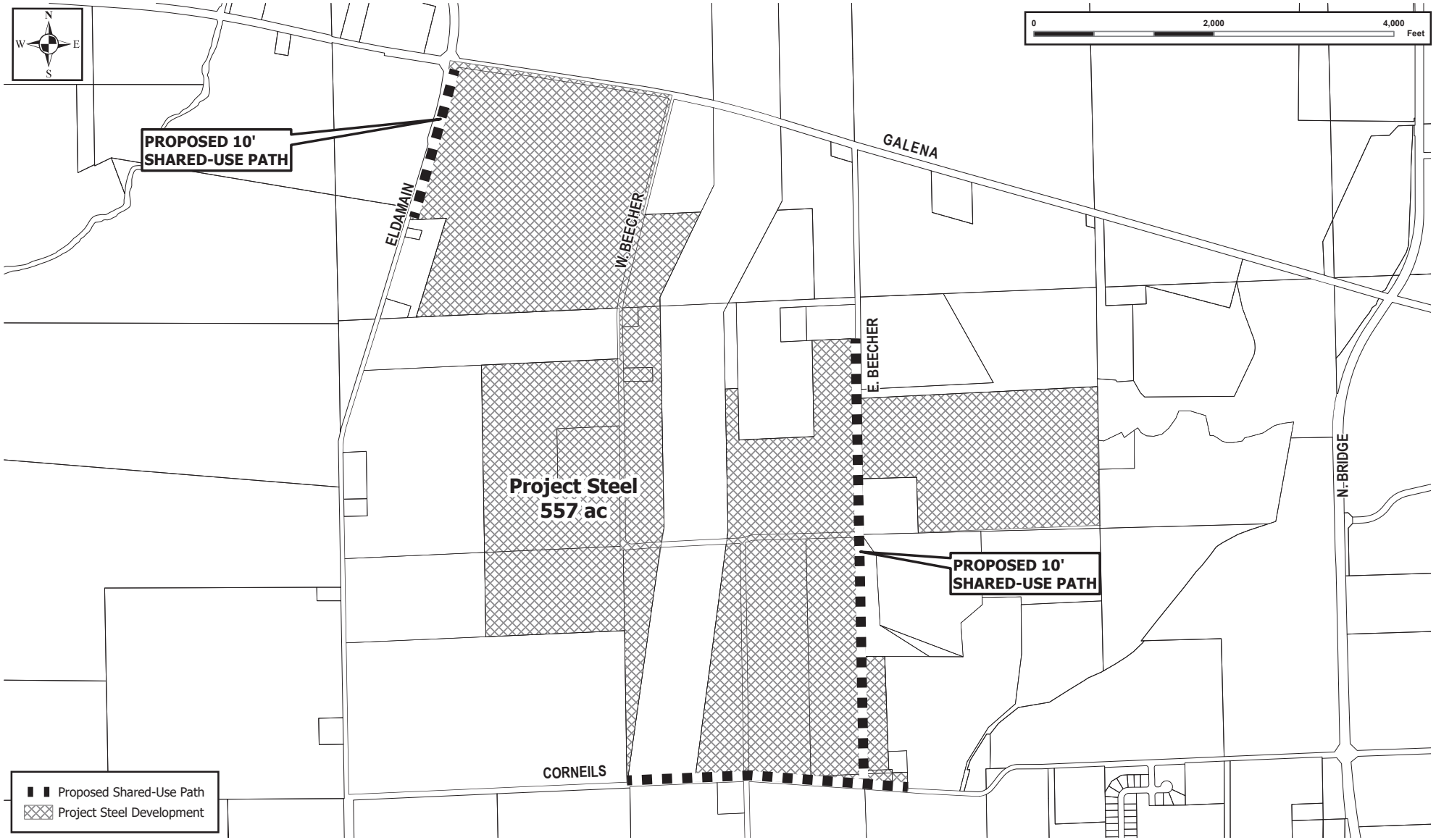
Project No. 541061101

© 2025 Langan

Date: 7/25/2025 Time: 14:05 User: alpharma Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-0102-CS101-0101

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



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.:	YO2508
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	YO2451_PROJECT STEEL PATH EXHIBIT

PROJECT STEEL

EXHIBIT XX
PROPOSED PATH LOCATIONS



LEGEND

PROPERTY LINE	GRAVEL/PAVEMENT
PROJECT BOUNDARY	POND
PROJECT SETBACK	ZONE A
VOLUNTARY SETBACK	ZONE AE
100' LANDSCAPE BUFFER	BUFFER PLANTING
PROPOSED MULTI-USE WALKING TRAIL	MEADOW MIX
BUILDING	EVERGREEN TREE
LAWN	SHADE TREE
ENHANCED PLANTING	ORNAMENTAL TREE
8' HT. BERM	

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ARR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2–3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2–3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2–3" CAL.	B&B
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2 1/2–3" CAL.	B&B
GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2 1/2–3" CAL.	B&B
PV	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	2 1/2–3" CAL.	B&B
QB	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2–3" CAL.	B&B
TA	TILIA AMERICANA / AMERICAN LINDEN	2 1/2–3" CAL.	B.R.
UA	ULMUS AMERICANA / AMERICAN ELM	2 1/2–3" CAL.	B&B
UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2 1/2–3" CAL.	B&B
EVERGREEN TREES			
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6–8' HT.	B&B
PD	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6–8' HT.	B&B
TN	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	6–8' HT.	B&B
TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6–8' HT.	B&B
ORNAMENTAL TREES			
AG	AESCULUS GLABRA 'JN SELECT' / EARLY GLOW™ OHIO BUCKEYE	8–10' HT.	B&B
ALE	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY	8–10' HT.	B&B
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	8–10' HT.	B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	8–10' HT.	B&B
MR	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	8–10' HT.	B&B
VB	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	8–10' HT.	B&B

NOT FOR CONSTRUCTION

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 541061101	Drawing No. LP101
Date 08/06/2025	
Drawn By SD	
Checked By MS	Sheet 1 of 1

Project No. 541061101

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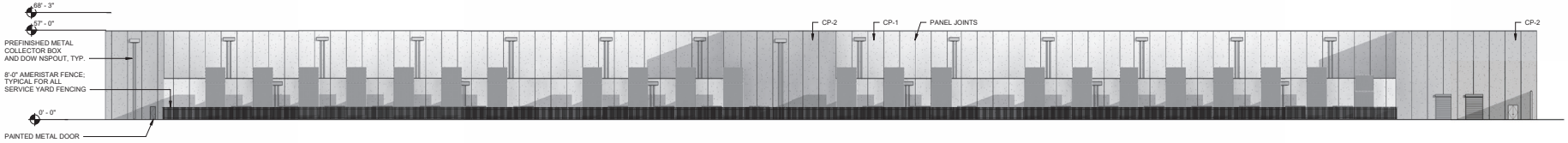
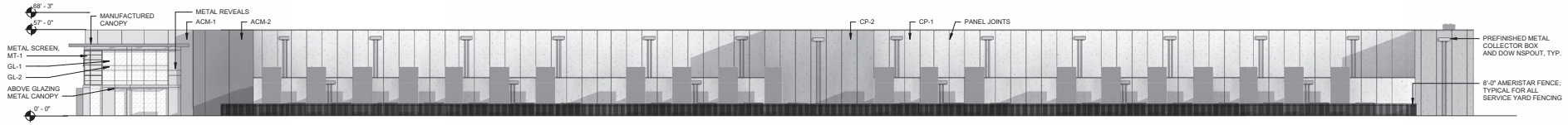
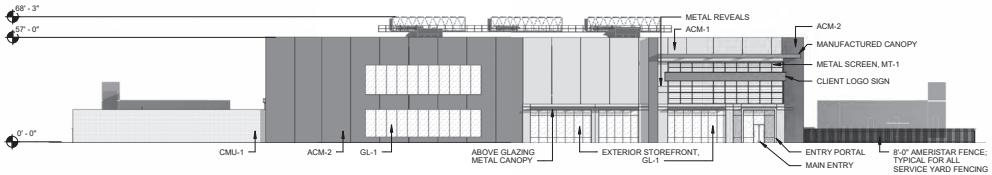
Date: 8/6/2025 Time: 14:23 User: sdolan Style Table: Langan.stb Layout: LP101 Document Code: CP01-541061101-0102-LP101-0101



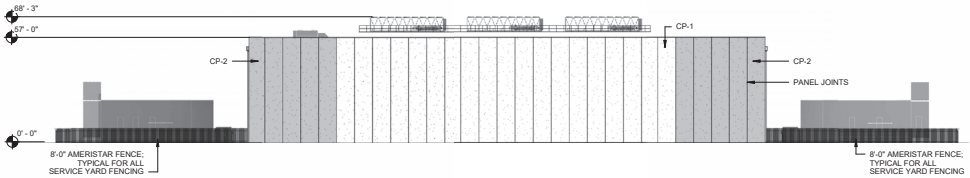
4 NORTH EXTERIOR ELEVATION
1/32" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/32" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/32" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/32" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
PAINTED

ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
PAINTED

GL-2 | GLAZING
SPANDREL

PROLOGIS
Ahead of what's next

EXTERIOR ELEVATIONS

JHET ARCHITECTS

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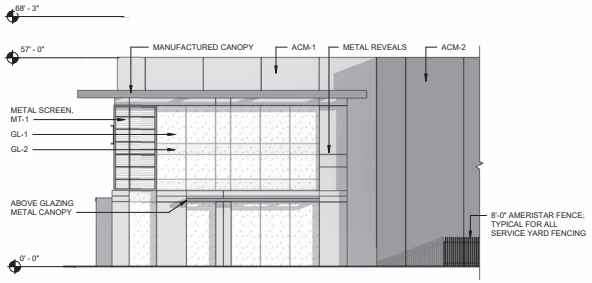
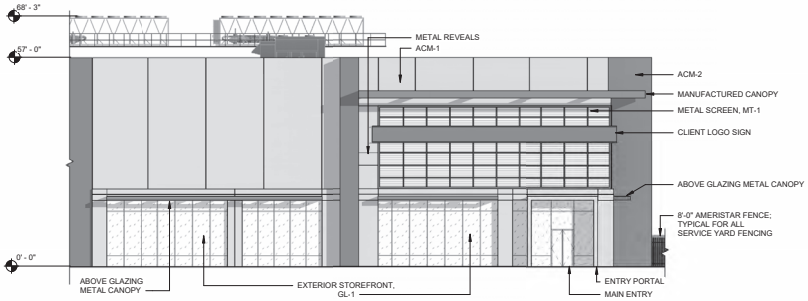


2 ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
PAINTED

ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
PAINTED

GL-2 | GLAZING
SPANDREL

PROLOGIS
Ahead of what's next

EXTERIOR ELEVATIONS

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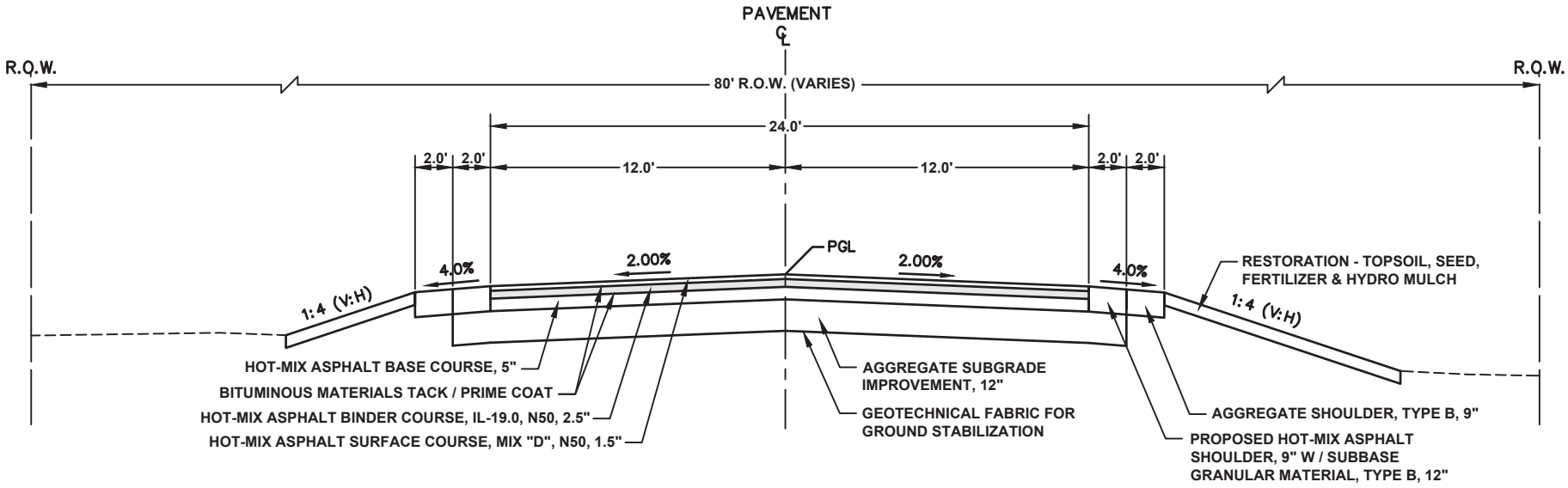
PROPOSED CORNEILS ROAD PAVEMENT SECTION



PROJECT NO. YO2116

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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CROSS SECTION

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

SCALE:	DRAWN BY:
NTS	CLN
DATE: 01/20/22	REVISED:

Plotted: January 25, 2022 @ 8:46 AM By: Kris Pung – Tab: Exbt 4 – Area 4 – 8.5x11
Path: H:\SDSKPROJ\YO_YORKVILLE\2021\YO2116\DWG EXHIBIT\YO2116-TYPSECTIONS

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR CERTAIN TERRITORY LOCATED GENERALLY SOUTH OF GALENA ROAD, EAST OF ELDAMAIN ROAD, AND WEST OF NORTH BRIDGE STREET
(Project Steel)

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, Prologis, L.P. (the "Developer"), desires to enter into an Annexation Agreement (the "Agreement"), regarding property of which Developer is the contract purchaser, which is approximately 540 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 24, 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 Prologis, L.P., hereinafter referred to as *"Developer".*

WITNESSETH:

WHEREAS, the Developer is contract purchaser of the real property, which is legally described in *Exhibit A* attached hereto, consisting of approximately 540 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, a Planned Unit Development Agreement, attached hereto as *Exhibit B* (the *"PUD Agreement"*) and the 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 a Planned Unit Development (the *"PUD"*) as set forth in the PUD 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 the 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, 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 the Subject Property shall be placed in the M-2 General Manufacturing District and that a special use for a Planned Unit Development shall be granted in conformance with the PUD Agreement; 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 Preambles 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 has filed with the City Clerk 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 hereby agrees, contemporaneously with annexation, the City shall undertake procedures as required by the City's Unified Development Ordinance to rezone the Subject Property as M-2 General Manufacturing District and grant a special use permit for a Planned Unit Development consistent with the PUD 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. The Planned Unit Development established pursuant to the terms of the attached PUD Agreement shall be recorded against and run with the land, and shall be binding upon and inure to the benefit of the Parties to this Agreement and to all subsequent owners and assignees. Termination of the Planned Unit Development shall require the adoption of an Ordinance Rescinding the Planned Unit Development by an affirmative vote from City Council.

C. Developer shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work on the Subject Property. No building or other permits shall be issued by the City regarding the Subject Property, nor shall any construction commence on the Subject Property without first obtaining approval from City Council under this Section 3(D).

D. Prior to the issuance of any building permits, Developer shall be required to enter into a Utility Infrastructure Agreement, a Development Agreement, and a Planned Use Development Agreement with the City for the Subject Property, all of which shall be effective upon receipt of the Closing Notice as provided in Section 9.

Section 4. Binding Effect and Term.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor Developers 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. 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 party 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 monetary 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

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

	With a copy to:
JC Witt Prologis, LP 6250 N. River Road, Suite 1100 Rosemont, Illinois 60018	Greg Jones Ancel Glink, P.C. 140 South Dearborn Street, Suite 600 Chicago, Illinois 60603

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

Section 7. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the extent of any such conflict or inconsistency.

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 of recording of this Agreement (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. This Agreement may be executed by the Developer within three (3) years of the date of the ordinance approving this Agreement. In the event Developer does not execute the Agreement within such three-year period, then this Agreement, the Annexation Ordinance and all entitlement ordinances shall be null and void. 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 dated prior to said three-year period, then this Agreement shall be null and void, and the City Clerk shall not thereafter record the Agreement.

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

PROLOGIS L.P.

By: _____

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

Proposed Consolidated Parcel A

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

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

Course No.1 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 581.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.2 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.3 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;

Course No.4 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;

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

Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;

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

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

Course No.9 Thence North 00°52’32” West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8” rebar with cap “LANGAN ENG.” at a point along the North line of the Northeast Quarter of said Section 7;

Course No.10 Thence North 00°52’32” West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8” rebar with cap “LANGAN ENG.”;

Course No.11 Thence North 25°58’37” East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;

Course No.12 Thence South 87°59’38” West along said Konicek LLC land passing through a found 1” iron pipe at a distance of 1.92 feet and a found 1” iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;

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

Course No.14 Thence North 80°37’24” West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

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

Course No.15 Thence South 08°36'02" West a distance of 63.15' to a point;

Cours No.16 Thence North 80°37'24" West a distance of 691.60' to a point;

Course No.17 Thence South 57°39'02" West a distance of 45.32' to a point;

Course No.18 Thence South 16°42'03" West a distance of 172.08' to a point of curvature;

Course No.19 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37’58”, a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;

Course No.20 Thence South16°32'25" West a distance of 267.93' to a point;

Course No.21 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.22 Thence South 16°32’25” West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

Course No.23 Thence South 17°00’48” West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned

by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;

Course No.24 Thence North 87°15’26” East along said Schleining Land, a distance of 443.00 feet to a found ½” rebar;

Course No.25 Thence South 17°00’48” West along said Schleining Land, a distance of 1149.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the South line of said Section 6;

Course No.26 Thence North 87°15’26” East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300.6404 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.24 Thence North 87°34’15” East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the East line of the Northeast Quarter of said Section 8;

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

Planned Unit Development
Agreement By and Between
The United City of Yorkville
and Prologis, L.P.
(Project Steel)

This Planned Unit Development Agreement by and between the United City of Yorkville, Kendall County, Illinois and Prologis, L.P., a limited partnership of the State of Delaware is entered into this ____ day of _____, 2025 (the "***Effective Date***").

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. Prologis, L.P., a limited partnership of the State of Delaware (the *"Developer"*) is the contract purchaser of 540 acre generally located west of North Bridge Street (Illinois State Route 47), east of Eldamain Road, and south of Galena Road, identified as parcel numbers 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-003, 02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, 02-07-200-009 (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 eighteen (18) buildings, three (3) onsite electrical substation, and eight (8) stormwater basins, to be constructed in three (3) phases over a period of approximately twenty (20) years. The Project also requires the City to realign East Beecher Road and to vacate a portion of West Beecher Road that is running through the Subject Property.

Commented [ML1]: Please confirm state Prologis is registered in.

1.3 Zoning. The Subject Property is zoned M-2 General Manufacturing District. A data center and an electrical substation 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. Watermain and sanitary sewer construction will be addressed in a future Utility Infrastructure Agreement between the Developer and the City. The Project will also fund construction of public roadways, by contributing to roadway improvements adjacent to 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.

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. The Developer has requested and the City hereby agrees that, for a period of fifteen (15) years from the approval of this PUD, any standards adopted after the Effective Date of this PUD to further regulate Energy Industrial Uses shall be waived and not applicable to the Subject Property. The Developer is strictly prohibited from generating, or storing nuclear energy as a power source within the City.

2.3 Terms for Construction. The Developer has advised the City of its intent to construct the Project over a twenty (20) year period and in three (3) phases, and has submitted a phasing plan as part of the Site Plan (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 occur pursuant to the terms of a separate Utility Infrastructure Agreement by and between the Parties.

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 Eldamain Road and the proposed East Beecher Road being deemed the "front yard", Galena Road being the north "side yard", Corneils Road being the south "side yard", and the ComEd right-of-way being deemed the "rear yard".

Phase One Setbacks: The front yard setback shall be eighty (80) feet from the existing Eldamain Road and the proposed East Beecher Road rights-of-way. The rear yard setback shall be fifty (50) feet from the ComEd right-of-way. The side yard setback, measured to the Galena Road and Corneils Road rights-of-way, respectively, shall be fifty (50) feet.

Phase Two and Three Setbacks: The front yard setback shall be one hundred fifty (150) feet from the existing Eldamain Road and proposed East Beecher Road rights-of-way. The rear yard setback shall be fifty (50) feet from the ComEd right-of-way. The side yard setback, measured to the Galena Road and Corneils Road rights-of-way, respectively, shall be fifty (50) 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.

2.5 Building Height. Any proposed buildings on the Subject Property will not exceed fifty-six and a half (56.5) feet in height to the top of the building structure, and seventy (70) feet in height to the top of rooftop equipment. Provided, however, placement of any equipment on building rooftops shall require approval by City Council after evaluation of the sound study required by Section 2.12 of this PUD. Rooftop equipment shall not be installed on any buildings within one thousand five hundred (1,500) feet of any residential structure.

2.6 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 379,100 square feet, requiring approximately 114 parking spaces per building. The City herby grants Developer's request of a minimum of 0.2 parking spaces per 1,000 square feet, for a total of approximately 76 parking spaces per building. The required minimum 0.3 parking spaces per 1000 square feet is hereby waived, provided that the total number of parking spaces on the Subject Property at build-out is not less than one thousand three hundred sixty-eight (1,395) (inclusive of twenty-seven (27) ADA spaces). Section 10-5-1K-1 of the UDO requires Developer to install a minimum of 41 electric vehicle charging stations ("EV Stations"). Developer proposes to install thirty (30) EV Stations, and therefore requests a waiver from the requirements of the UDO that Developer install at least 41 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 shall be based on the number of EV Stations not constructed, and shall be payable as a condition to the issuance of the first building permit required to construct Phase One of the Project. Said fee-in-lieu shall be established in a separate development agreement between Developer and City, and shall be allocated to installing EV Stations at other locations throughout the City.

2.7 Access to the Subject Property. Subject to the results of a traffic study to be conducted by the Developer, the City Engineer has approved and the City hereby agrees to the Developer's proposal for nine (9) points of access to the Subject Property. Three (3) primary access points are proposed, two (2) from Cornelis Road and one (1) from Eldamain Road. Additionally, there are three (3) identified emergency access drives, two (2) on the proposed realigned East Beecher Road and one (1) on Galena Road. There are also three (3) proposed unsecured access points leading directly to onsite electrical substations, one (1) on Eldamain Road and two (2) on Corneils Road. All access points shall connect to an internal 30-foot-wide looped roadway system, which provides circulation throughout the development, and shall connect all eighteen (18) data center buildings, three (3) electrical substations, and eight (8) stormwater basins. 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

Commented [ML2]: This is generally all TBD. Kendall County has jurisdiction over Eldamain and Galena Roads and will have final say on access locations

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.

Developer agrees to provide open and separate access to an approximately 17.75 acre parcel located east of West Beecher Road and south of Galena Road and identified by Parcel Index No. 02-06-400-001, said parcel being adjacent to the Subject Property (the "Cardinal Parcel"). This property is currently accessible through West Beecher Road, a roadway that the City intends to vacate to Developer, and Developer intends to subsequently demolish. Developer agrees to coordinate the installation of the contemplated separate access point for the Cardinal Parcel with the owner of said parcel.

2.8 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 construct and provide easements for a ten foot (10') wide shared use path on the outer perimeter of the Subject Property, along proposed East Beecher Road between Corneils Road and Galena Road, along Eldamain Road from Corneils Road to Galena Road, and along Corneils Road between proposed East Beecher Road and Eldamain Road, said shared use path illustrated on the Proposed Path Locations map, attached hereto as Exhibit C.

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

2.10 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. Any construction traffic along roads controlled by Kendall County shall require the cooperation of the county. Developer also agrees to provide the City with a traffic study.

Commented [ML3]: Subject to revision to include deadline for providing traffic study.

2.11 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. Along Corneils, East Beecher, and Eldamain 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.

2.12 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 using the quietest available technology at the time of installation.

Commented [ML4]: May be changed based on the timing and results of Developer's initial sound study.

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 have no obligation to issue a Building Permit until the applicable noise study identifies necessary and appropriate sound attenuation, if required, necessary to comply with the Noise Ordinance. The Developer shall be required to install sound attenuation as may be required by the noise study to comply with the Noise Ordinance. The issuance of Building Permits is further contingent on approval by the City's sound engineers and by City Council of the detailed site plan illustrating the location of mechanical equipment. Once City Council has approved the detailed site plan, no changes may be made to said plan without further review and approval by City Council.

Developer is permitted to install a twelve foot (12') tall powder coated black steel security fence around the Subject property.

2.13 Lots; Street Design. The City hereby waives the requirement in Section 10-7-2 of the UDO that all lots shall front or abut 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 internal access 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.

2.14 Appearance Standards. The Project is located near a main arterial thoroughfare at the City's northern boundary. 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 exterior renderings for the Project, a copy of which is attached hereto as Exhibit E (the "*Exterior Renderings*"). The Exterior Renderings are representative of the architectural design and aesthetic appearance of the Project and are not intended to be an exact depiction of any building that may be constructed as part of the Project. The Developer shall provide Building 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 Building Elevations which depict the Developer's use of the highest aesthetic standards the Developer can economically achieve.

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.

2.17 Battery Storage. Battery uses and storage systems shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the Bristol-Kendall Fire Protection District for firefighting efforts.

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 are required 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 making certain improvements at Corneils Road and at East Beecher Road (collectively, the "Road Improvements") across the frontage of the Subject Property, including reconstruction of Corneils Road, along with reconstruction and realignment of Each Beecher Road, and intersection improvements on both Corneils and East Beecher Roads. The Road Improvements shall be constructed pursuant to the cross section attached hereto as Exhibit F. A preliminary cost estimate for the Road Improvements is attached hereto as Exhibit G. 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 the costs incurred by the City. Developer shall be required to submit a design deposit in the amount of [NEED AMOUNT FROM ENGINEERING FIRM] with the City prior to the City incurring any costs related to the design and construction of the Road Improvements.

The City shall complete construction of the Road Improvements by August 31, 2027. Upon execution of the contract for the engineering design of the Road Improvements the City shall send notice of same along with a copy of the design contract to Developer. Developer shall pay to the City the cost of the engineering design for the Road Improvements within thirty (30) days of receipt of the contract therefor. Should the City incur costs associated with the acquisition of right-of-way or should the City incur costs with respect to relocation of existing utilities, the Developer shall be responsible for one hundred percent (100%) of said costs. The City shall provide Developer a

courtesy copy of 60% design drawings for the Road Improvements and of the 90% design drawings along with an updated estimate of construction costs.

When the City finalizes the contract for construction of the Road Improvements the City shall provide Developer a copy of the final construction contract and an invoice for the anticipated cost to construct the Road Improvements. The invoice shall reflect the contracted cost for construction of the Road Improvements (the "Developer's Road Cost"). The Developer's Road Cost shall be multiplied by 115% (cost of right-of-way acquisition shall be excluded from the 15% contingency calculation) to account for contingencies (the "Pre-Construction Estimate"). Developer shall pay the Pre-construction Estimate to the City within 30 days of the receipt of the invoice therefore.

Upon the City's Completion of the Road Improvements, the City shall provide Developer an accounting of final costs associated with its construction of the Road Improvements (the "Final Accounting"). If the Final Accounting shows that the Pre-Construction Estimate paid by Developer was greater than the actual costs incurred by the City for which the Developer was responsible, then the City shall reimburse Developer the difference. If the Final Accounting shows that the Pre-Construction Estimate paid by Developer was less than the actual costs incurred by the City for which Developer was responsible, then the City shall issue a final invoice reflecting the balance due from Developer and Developer shall remit payment therefore within thirty days.

Galena Road and Eldamain Road. Galena Road and Eldamain Road are under the jurisdiction of Kendall County. Developer shall secure a permit from Kendall County for the construction of necessary road improvements along Galena Road and Eldamain 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 and/or Eldamain 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 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.

3.4 Water Usage. Developer acknowledges that it will enter into a Utility Agreement with the City at a later date. Pursuant to the Utility Agreement, Developer will be required to certify its approximate water usage to the City. Any water usage in excess of the certified amount may result in fines, permit revocation, or other penalties as appropriate and permitted by law.

3.5 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.

3.6 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.

3.7 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.

3.8 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.

3.9 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.

3.10 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 between 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).

3.11 Development Offsets. Developer agrees to enter into a separate Development Agreement with the City for the payment of certain development offsets, such as impact fees.

3.12 Eldamain Road Improvements Recapture. Pursuant to an Intergovernmental Agreement entered into between the City of Yorkville, the City of Plano, and Kendall County, the Developer is required to make recapture contributions to Kendall County in the amount of approximately $161.00 per linear foot of the Subject Property that fronts Eldamain Road. Approximately 1,832 linear feet of the Subject Property run along Eldamain Road, for a total cost of approximately $294,952 to the Developer. This recapture payment is a reimbursement to Kendall County for significant roadway improvements the County made to Eldamain Road, and shall be due in full prior to the issuance of the first building permit for the Project.

3.13 Bright Farms Interceptor Recapture. In 2022, Bright Farms agreed to pay for the extension of City sanitary sewer service to the general area of the Subject Property (the "Bright Farms Extension"), for a total estimated cost of up to $3,200,000. In exchange, Bright Farms became entitled to a recapture reimbursement of approximately $1,900,000 of the cost of this extension from future developers that benefit from the Bright Farms Extension. Developer agrees to pay a recapture fee to be calculated by the City's engineers once a final land plan and water usage estimate have been finalized for the Project, and prior to the issuance of the first building permit for the Project.

3.14 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.

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: an Annexation Agreement, a Development Agreement, and a Utility Infrastructure Agreement.

4.3 UDO Freeze. For the term of this Agreement no amendment to the UDO which imposes more stringent requirements on the development or use of the Subject Property shall be applicable to the Subject Property. Upon the expiration of this Agreement pursuant to terms set forth in this Agreement, the Subject Property shall be governed by the underlying M-2 zoning as modified by the approved planned unit development and shall be subject to the prevailing terms of the City's Code.

4.4 Equal Treatment. The City acknowledges that Developer is making a substantial up-front investment in the Subject Property in consideration of the rights herein granted to construct multiple buildings on the Subject Property over a ten (10) year period. While the City will not freeze permit fees or building codes applicable to the Subject Property, the City hereby agrees not to impose new fees, requirements, or code provisions which would uniquely burden (i.e. not generally applicable to other commercial users) Developer's intended development, use, and operation of the Subject Property or the development, use and operation of data centers in general.

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.

4.6 Vacation of West Beecher Road. West Beecher Road currently runs through the Subject Property. The Project will require the removal of West Beecher Road. The City agrees to vacate the West Beecher Road right-of-way to the Developer upon successful annexation to the City of the Subject Property. Developer acknowledges the City's inability to vacate this the West Beecher Road right-of-way until the Subject Property has been successfully annexed into the City's corporate boundaries.

Article 5. Term

The term of this Planned Unit Development Agreement commences and will be in full force and effect upon its execution by the parties and terminate on the first to occur: (i) development of all acreage of the Subject Property per Site Plan; or, (ii) the tenth anniversary of the issuance by the City of the first Building Permit for the Subject Property.

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:
JC Witt Prologis, LP 6250 N. River Road, Suite 1100 Rosemont, Illinois 60018	Greg Jones Ancel Glink, P.C. 140 South Dearborn Street, Suite 600 Chicago, Illinois 60603

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

7.0 Contingent Agreements. The Approval of this Planned Unit Development Agreement shall be contingent on the Parties concurrently entering into a Development Agreement and an Annexation Agreement regarding the Project and Subject Property. Further, failure by Developer to enter into a Utility Infrastructure Agreement with the City, and separate agreements with Kendall County and Yorkville-Bristol Sanitary District as required under Section 3.8 of this Agreement, shall be considered a material breach and cause for the City to terminate this Agreement under Section 7.2.

7.1 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.

7.2 Enforcement: Remedies. Should Developer fail to commence curing any material breach of this Agreement during the thirty (30) day cure period provided in Section 7.1, the City shall have the right to terminate this Agreement and any other agreements entered into between the Parties regarding the Subject Property. The parties may enforce or compel the performance of this Agreement, the Annexation Agreement, the Development Agreement and the Utility Infrastructure Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof.

7.3 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.

      (II) City Council Review. The minor amendment shall be reviewed by the City Council to ensure the application meets applicable review criteria, and shall require a two-thirds majority vote of the City Council for approval.

      (III) Recordation. The approved minor amendment must be recorded with the City Clerk.

7.4 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.

7.5 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.

7.6 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.

7.7 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.

7.8 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.

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: _____

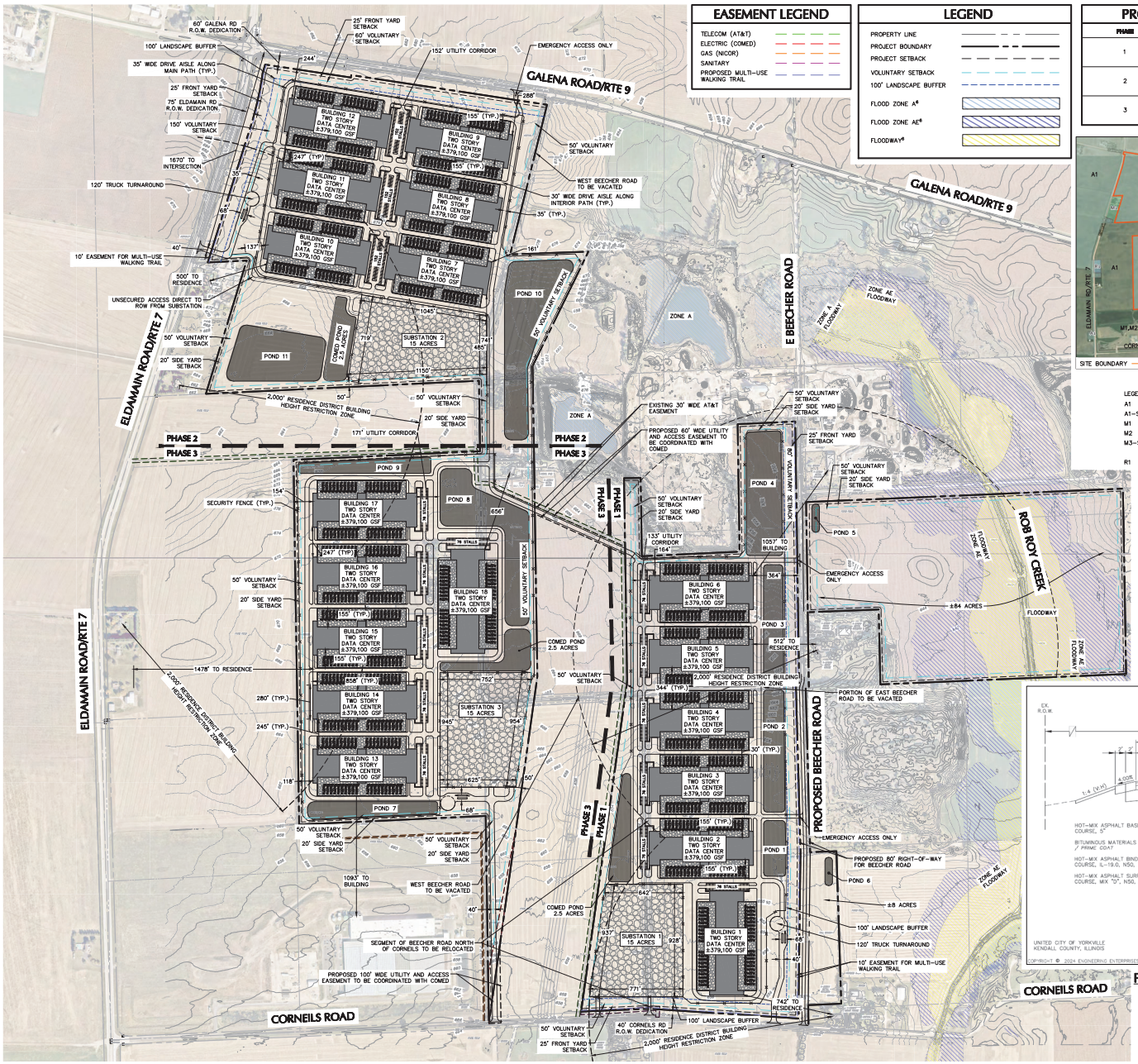
Prologis, L.P.

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- Exterior Renderings
Exhibit F- Roadway Cross Section
Exhibit G- Road Improvement Cost Estimate
Exhibit H- ROW Dedications



EASEMENT LEGEND

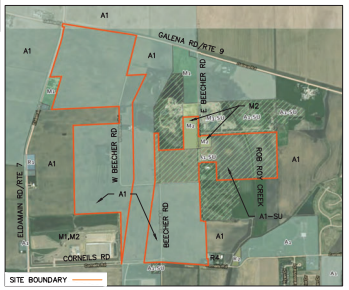
- TELECOM (AT&T)
- ELECTRIC (COMED)
- GAS (NICOR)
- SANITARY
- PROPOSED MULTI-USE WALKING TRAIL

LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- PROJECT SETBACK
- VOLUNTARY SETBACK
- 100' LANDSCAPE BUFFER
- FLOOD ZONE A[4]
- FLOOD ZONE AE[4]
- FLOODWAY[4]

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1-SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3-SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE-FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONED: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONED: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (328 + 208 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT B - PHASE 2

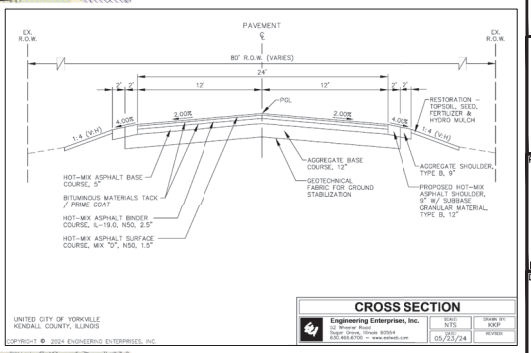
EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC. ANALYSIS BY ENGINEERING ENTERPRISES, INC.



CROSS SECTION

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 • www.eeinc.com

SCALE: N.T.S.
DRAWN BY: KOOT
DATE: 05/23/24
REVISED:

PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No. 541061101	Drawing No. PUD-02
Date 5/16/2025	
Drawn By NRR	
Checked By TDO	Sheet 1 of 1

Project No. 541061101

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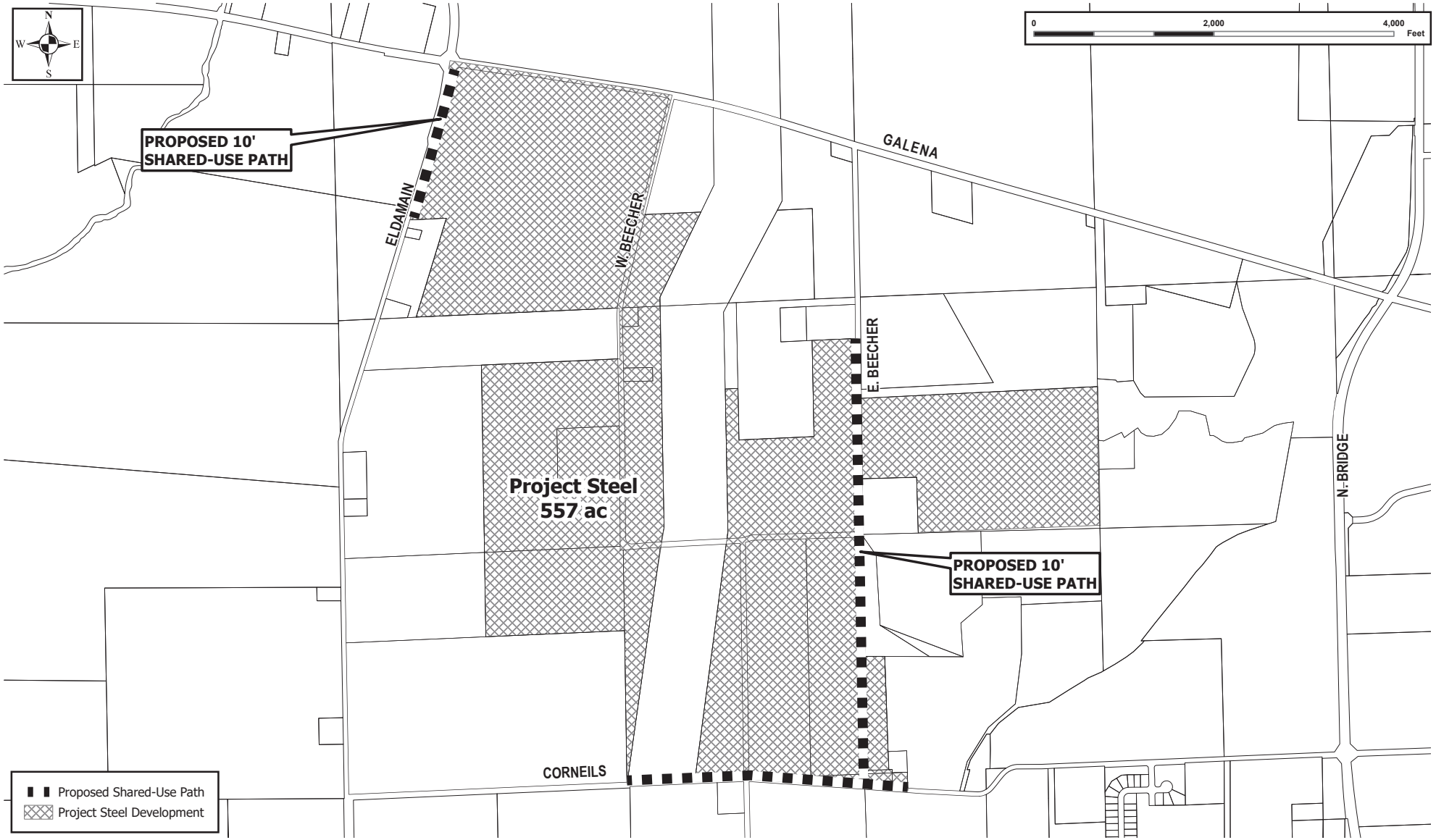
Date: 7/25/2025 Time: 14:05 User: alpharma Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-0102-CS101-0101

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



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.:	YO2508
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	YO2451_PROJECT STEEL PATH EXHIBIT

PROJECT STEEL

EXHIBIT XX
PROPOSED PATH LOCATIONS



LEGEND

PROPERTY LINE	GRAVEL/PAVEMENT
PROJECT BOUNDARY	POND
PROJECT SETBACK	ZONE A
VOLUNTARY SETBACK	ZONE AE
100' LANDSCAPE BUFFER	BUFFER PLANTING
PROPOSED MULTI-USE WALKING TRAIL	MEADOW MIX
BUILDING	EVERGREEN TREE
LAWN	SHADE TREE
ENHANCED PLANTING	ORNAMENTAL TREE
8' HT. BERM	

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ARR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2–3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2–3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2–3" CAL.	B&B
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2 1/2–3" CAL.	B&B
GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2 1/2–3" CAL.	B&B
PV	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	2 1/2–3" CAL.	B&B
QB	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2–3" CAL.	B&B
TA	TILIA AMERICANA / AMERICAN LINDEN	2 1/2–3" CAL.	B.R.
UA	ULMUS AMERICANA / AMERICAN ELM	2 1/2–3" CAL.	B&B
UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2 1/2–3" CAL.	B&B
EVERGREEN TREES			
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6–8' HT.	B&B
PD	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6–8' HT.	B&B
TN	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	6–8' HT.	B&B
TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6–8' HT.	B&B
ORNAMENTAL TREES			
AG	AESCULUS GLABRA 'JN SELECT' / EARLY GLOW™ OHIO BUCKEYE	8–10' HT.	B&B
ALE	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY	8–10' HT.	B&B
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	8–10' HT.	B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	8–10' HT.	B&B
MR	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	8–10' HT.	B&B
VB	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	8–10' HT.	B&B

NOT FOR CONSTRUCTION

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 541061101	Drawing No. LP101
Date 08/06/2025	
Drawn By SD	
Checked By MS	Sheet 1 of 1

Project No. 541061101

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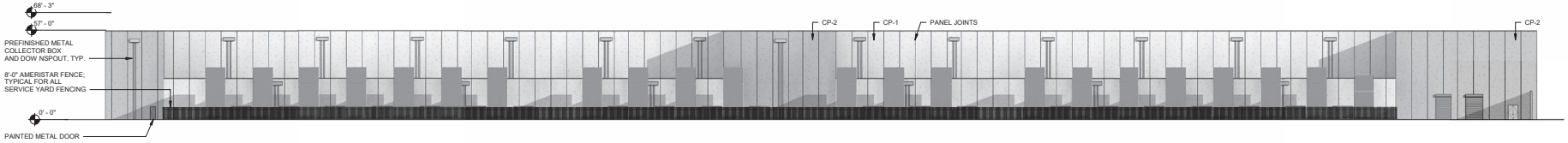
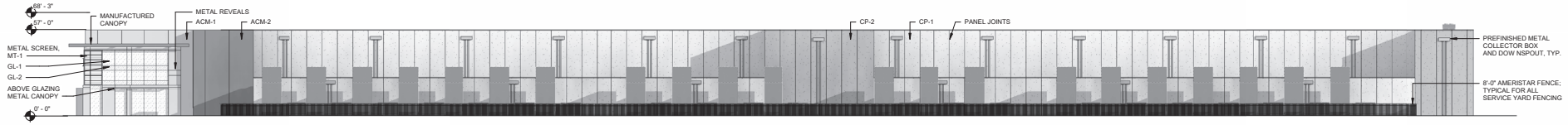
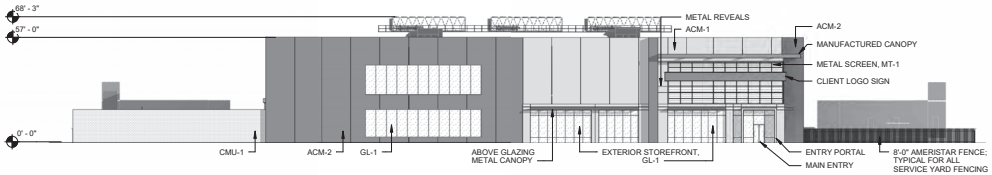
Date: 8/6/2025 Time: 14:23 User: sdolan Style Table: Langan.stb Layout: LP101 Document Code: CP01-541061101-0102-LP101-0101



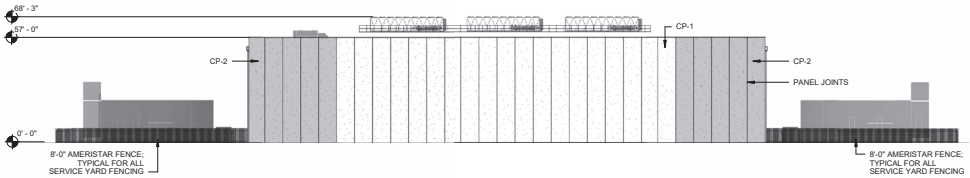
4 NORTH EXTERIOR ELEVATION
1/32" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/32" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/32" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/32" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
PAINTED

ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
PAINTED

GL-2 | GLAZING
SPANDREL

PROLOGIS
Ahead of what's next

EXTERIOR ELEVATIONS

JHET ARCHITECTS

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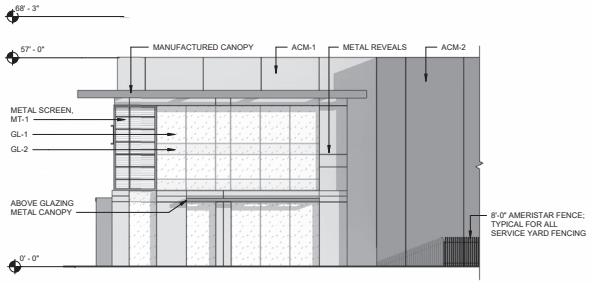
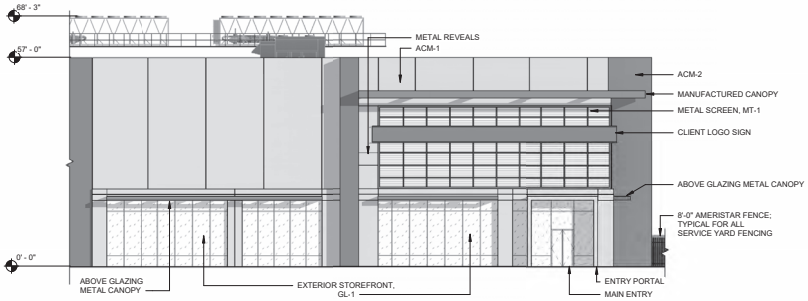


2 ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
PAINTED

ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
PAINTED

GL-2 | GLAZING
SPANDREL

PROLOGIS
Ahead of what's next

EXTERIOR ELEVATIONS

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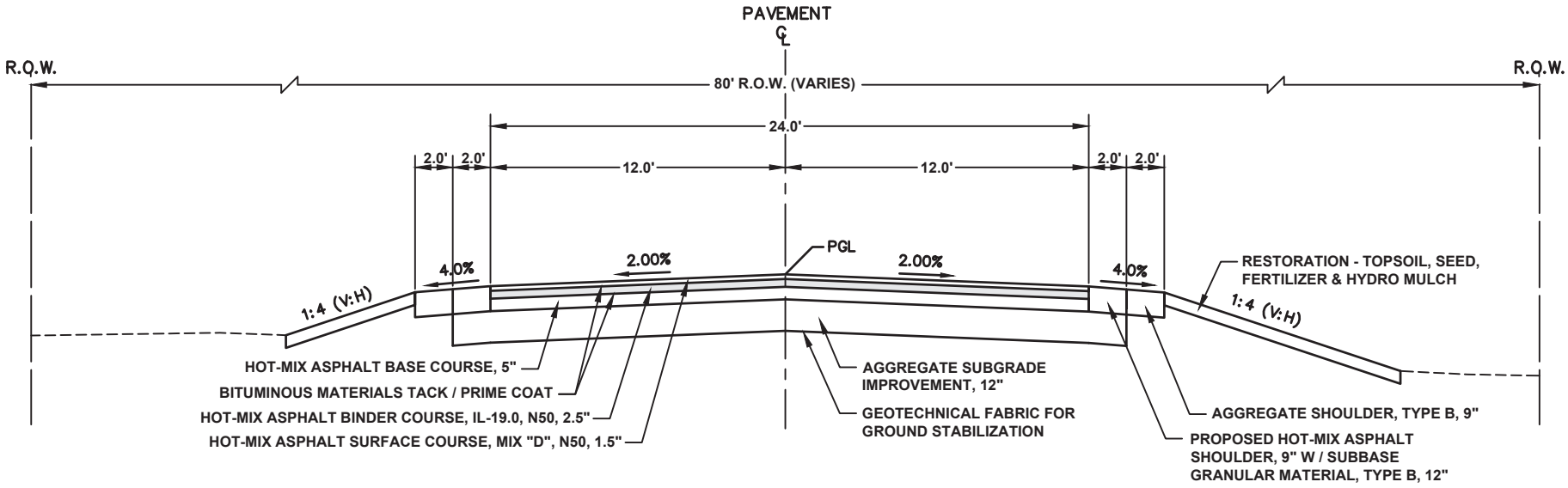
PROPOSED CORNEILS ROAD PAVEMENT SECTION



PROJECT NO. YO2116

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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CROSS SECTION

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

SCALE:	DRAWN BY:
NTS	CLN
DATE: 01/20/22	REVISED:

Plotted: January 25, 2022 @ 8:46 AM By: Kris Pung – Tab: Exbt 4 – Area 4 – 8.5x11
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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 GENERALLY SOUTH OF GALENA ROAD, EAST OF ELDAMAIN ROAD, AND WEST OF NORTH BRIDGE STREET (STATE ROUTE 47)
(Project Steel)

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, Prologis, L.P., an Illinois limited partnership ("Applicant"), is the contract purchaser of approximately 540 acres of property, located generally south of Galena Road, east of Eldamain Road, and west of North Bridge Street (State Route 47) ("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 R-1 Single-Family Traditional Residence District into the M-2 General Manufacturing Zoning District; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on August 13, 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 certain findings of fact which are consistent with the City's adopted standards for rezoning parcels, said findings of fact being attached hereto as *Exhibit C*.

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 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-003, 02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, and 02-07-200-009, 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

Proposed Consolidated Parcel A

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

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

Course No.1 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 581.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.2 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.3 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;

Course No.4 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;

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

Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;

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

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

Course No.9 Thence North 00°52’32” West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8” rebar with cap “LANGAN ENG.” at a point along the North line of the Northeast Quarter of said Section 7;

Course No.10 Thence North 00°52’32” West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8” rebar with cap “LANGAN ENG.”;

Course No.11 Thence North 25°58’37” East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;

Course No.12 Thence South 87°59’38” West along said Konicek LLC land passing through a found 1” iron pipe at a distance of 1.92 feet and a found 1” iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;

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

Course No.14 Thence North 80°37’24” West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

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

Course No.15 Thence South 08°36'02" West a distance of 63.15' to a point;

Cours No.16 Thence North 80°37'24" West a distance of 691.60' to a point;

Course No.17 Thence South 57°39'02" West a distance of 45.32' to a point;

Course No.18 Thence South 16°42'03" West a distance of 172.08' to a point of curvature;

Course No.19 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37’58”, a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;

Course No.20 Thence South16°32'25" West a distance of 267.93' to a point;

Course No.21 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.22 Thence South 16°32’25” West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

Course No.23 Thence South 17°00’48” West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned

by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;

Course No.24 Thence North 87°15’26” East along said Schleining Land, a distance of 443.00 feet to a found ½” rebar;

Course No.25 Thence South 17°00’48” West along said Schleining Land, a distance of 1149.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the South line of said Section 6;

Course No.26 Thence North 87°15’26” East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300.6404 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

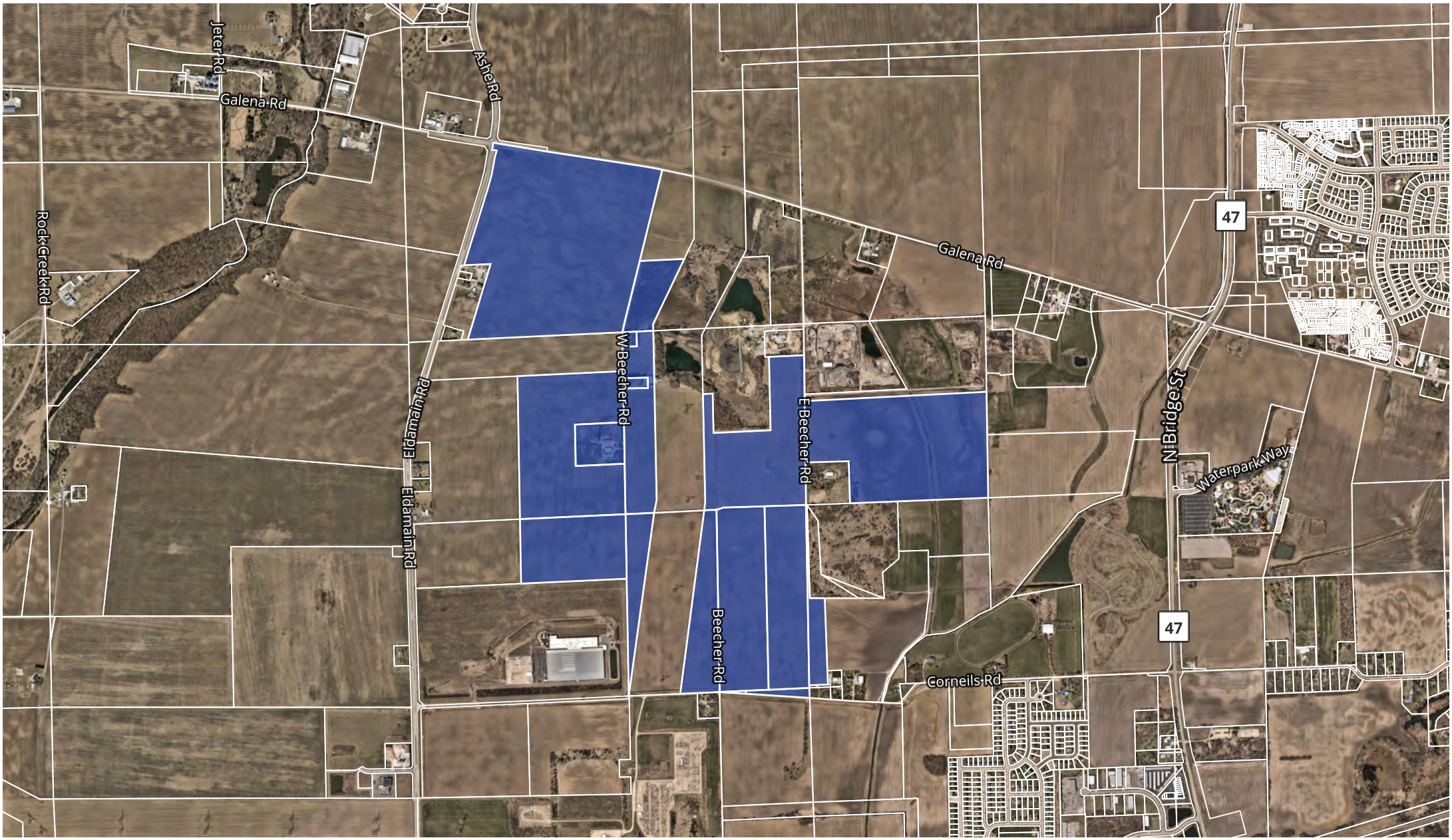
Course No.21 Thence North 00°51’47” West along a South line of said Two Star Enterprises LLC land, a distance of 1051.29 feet to a set 5/8” rebar with cap “LANGAN ENG.” at an angle point thereon;

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

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

Course No.24 Thence North 87°34’15” East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the East line of the Northeast Quarter of said Section 8;

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



PROJECT STEEL - DATA CENTER

United City of Yorkville, Illinois
Date: May 28, 2025
Data: Kendall County

Ancel Glink

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

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

March 14, 2025

Via: E-Mail and Messenger

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

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

Dear Krysti,

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

I. Background

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

The Subject Property is primarily used for farming and is bordered on the east and north by agricultural uses. BrightFarms' industrial greenhouse facility is located south of the Subject Property and, south of that, is a Commonwealth Edison substation facility and the site of Cyrus One's recently-approved data center campus. Excluding the current and pending developments south of the Subject Property, the area is predominantly agricultural property.

Yorkville's 2016 Comprehensive Plan Update ("**Comprehensive Plan**") designates the Subject Property's future land use as "estate/conservation residential" and the land immediately south of the Subject Property as "general industrial." Notably, the Comprehensive Plan acknowledges future land use designations are intended to be adjusted as circumstances warrant change. (Comprehensive Plan p. 80) As discussed further below, the increasing need for data center infrastructure nationwide and Yorkville's recent embrace of data center and industrial

development on nearby properties supports revisiting the Comprehensive Plan's future land use designation, which was adopted nearly a decade ago before the benefits of and demand for data centers became so apparent.

II. Proposal

Prologis proposes to annex and facilitate development of the Subject Property in 3 phases, all as detailed in the Phasing Plan enclosed as Exhibit B. Construction on the first phase is anticipated to begin during the summer of 2027, and Prologis anticipates the Subject Property will be fully developed over the course of 20 years. Each phase will be served by its own stormwater and other infrastructure that will be built in tandem with the private improvements included in each phase. Due to the project's scale and the need to coordinate with third-party utility providers, including (among others) Commonwealth Edison ("**ComEd**") and the Yorkville-Bristol Sanitary District, the precise start dates for each phase will necessarily depend on a variety of factors that are currently fluid.

Upon completion, Prologis expects the Subject Property to be home to 24 data center facilities that include more than 9 million square feet of floor area, 3 ComEd substations, up to 8 stormwater detention facilities, a realigned and reconstructed public street (East Beecher Road), and related public and private improvements. Prologis' investment in the Subject Property is expected to exceed one billion dollars.

Prologis seeks approval of several requests to facilitate the Subject Property's development, including:

1) Annexation of the Subject Property and approval of an annexation agreement;

2) A map amendment to zone the Subject Property M-2 General Manufacturing ("**M2 District**") upon annexation;

3) Vacation and realignment of Beecher Road to create a secure data center campus and increase traffic efficiencies in the area; and

4) A special use for a preliminary PUD, including the deviations / variations identified in Section II(d) below.

In addition to the above entitlement requests, Prologis proposes to enter into a public utility infrastructure agreement with Yorkville to allow Prologis to recover its upfront investment in water infrastructure, wastewater infrastructure, and Beecher Road improvements.

Additional details concerning each of Prologis' requests is below, including responses to the applicable UDO standards.

a) Annexation and Annexation Agreement

Annexation petitions are attached as Exhibit C and a draft annexation plat will be provided shortly. The Subject Property encompasses approximately 540 acres, is contiguous to Yorkville's corporate boundaries on the south, west, and east, and is eligible for annexation into the Village. Prologis anticipates entering into an annexation agreement with Yorkville containing mutually beneficial terms governing the Subject Property's annexation and future development.

b) Map Amendment

Prologis proposes to rezone the Subject Property from its current Kendall County zoning designations to Yorkville's M2 District. Data centers and electrical substations are both identified as permitted uses in the M2 District. (UDO Sec. 10-3-12(B)) Prologis' responses to the UDO's rezoning standards are below.

Standard 1: State how the map amendment is consistent with the Comprehensive Plan and the purposes of the UDO.

The Comprehensive Plan identifies the Subject Property's future land use as "estate/conservation residential;" however, the Comprehensive Plan also acknowledges future land use designations are intended to be adjusted as circumstances warrant change. Area development patterns and opportunities have changed significantly since the Comprehensive Plan's adoption in 2016. The need for data center infrastructure has increased dramatically in recent years – something that Yorkville has acknowledged by amending the UDO to encourage data center projects generally, and, more specifically, by approving a data center project just south of the Subject Property. Yorkville has embraced industrial and energy redevelopments along the Eldamain Road corridor, including on property immediately south of the Subject Property, which (like the Subject Property) the Comprehensive Plan designated for future development as estate/conservation residential. Zoning the Subject Property M2 upon annexation is a logical extension of the zoning and development pattern Yorkville has already embraced.

Standard 2: State how the map amendment is consistent with the existing and planned uses of nearby properties.

The Eldamain Road corridor is planned for industrial and energy uses. Yorkville approved a data center project last summer at the intersection of Eldamain Road and Faxon Road. ComEd distribution lines bisect the Subject Property and a large substation is located just south of the Subject Property. An industrial-grade farming facility (BrightFarms) is located immediately south of the Subject Property, and we understand a solar farm will shortly be built east of the Subject Property. Yorkville has recently invested significantly in regional water and sanitary sewer infrastructure upgrades that would support the redevelopment of the Subject Property with additional industrial and energy uses. Prologis' development represents the logical extension of the existing use pattern and realization of Yorkville's intended outcome for the area.

Standard 3: State how the proposed zoning designation is suitable for the Subject Property.

The M2 District provides suitable regulation for future development of the Subject Property. The properties on the east side of Eldamain Road adjacent to the Subject Property and extending south to the train tracks (a distance of 2+ miles) are almost uniformly zoned M2. Applying the M2 District to the Subject Property is consistent with the area's existing zoning composition. Further, the M2 District accommodates large-lot, campus-style developments consistent with Prologis' proposal. The Subject Property is large enough to mitigate potential off-site impacts (although few such impacts are anticipated) through the use of buffers greatly in excess of minimum setbacks, screening, and perimeter landscaping. Further, the proposed data center and electric utility uses are permitted by right in the M2 District.

Standard 4: State how the proposed map amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

The property located immediately west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks for the Subject Property. The property located south of the Subject Property is occupied by an industrial agricultural use (BrightFarms) and is zoned PUD. The east side of the Eldamain Road corridor from Faxon Road on the south to Corneils Road on the north is uniformly zoned M2. Rezoning the Subject Property to the M2 District is the logical northward extension of the M2 Zoning District.

Standard 5: State how the Subject Property will meet the minimum frontage and area requirements in the M2 District.

The M2 District does not establish minimum lot size or lot width standards. Regardless, the Subject Property has frontage on four public streets – Eldamain Road, Galena Road, Corneils Road, and Beecher Road – and contains 540 acres. The Subject Property will utilize that space and right of way adjacency to develop a thoughtful campus that is mindful of adjacent land uses and aesthetic integrity.

Standard 6: State the community need for the proposed land use.

Technological advances have increased the need for data center infrastructure to support the modern economy and a rapidly advancing society. Developing the Subject Property as a data center campus will position Yorkville and the entire region for continued growth while delivering increased tax revenue and infrastructure upgrades necessary to support Yorkville.

Standard 7: State the length of time the Subject Property has been vacant as zoned considered in the context of the land development in the area in the vicinity of the Subject Property.

The Subject Property has been farmed for many years. The Comprehensive Plan acknowledges the Subject Property will redevelop upon annexation, and Yorkville has recently and consistently

embraced industrial and energy uses in the surrounding area. Allowing the Subject Property to redevelop as a data center campus will allow the Subject Property to be improved in a manner that is consistent with Yorkville's development goals for the Eldamain Road corridor.

c. Right of Way Vacation

Beecher Road is a low-volume, 2-lane, rural road without curb, gutter, or other public improvements that currently bisects the Subject Property from north to south. While Beecher Road has historically provided adequate access for nearby agricultural uses, the road's location presents significant challenges to the Subject Property's successful redevelopment. Beecher Road bisects all 3 substation lots and 4 planned stormwater facilities as it meanders east and north through the Subject Property. Designing around Beecher Road is challenging at best and produces a layout that is less accessible and less secure for data center operators.

Prologis proposes to realign Beecher Road to the east to provide a clear, unimpeded path of travel that aligns with the existing E. Beecher Road. This requires vacating W. Beecher Road and part of E. Beecher Road so Prologis can construct a new E. Beecher Road consistent with Yorkville's standards for collector streets. The proposed realigned will not eliminate access for properties located adjacent to Beecher Road as it exists today. Prologis will continue to provide access to those properties that rely solely on Beecher Road for access, including the property located at 1010 Beecher Road. Prologis is confident that the realigned Beecher Road will benefit both the Subject Property and the region by providing a predictable, efficient, and safe roadway network.

d. Special Use for a Planned Unit Development

The UDO requires all lots containing 4 or more acres in the M2 District develop as a PUD. Prologis seeks approval of a special use for a preliminary PUD to develop the Subject Property as a data center campus. Below are responses to the UDO's relevant standards and a list of requested UDO deviations.

Special Use Standards

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

The proposed data center campus will promote the public health, safety, and welfare. The proposed M2 zoning designation allows data centers and electric substations as a permitted use, communicating Yorkville's commitment to attracting and supporting these types of developments. The development will produce significant construction jobs as well as long-term employment opportunities for area residents and generate significant tax revenue for Yorkville. Prologis seeks to invest significantly in the 500+ acre Subject Property that has long been used for agricultural purposes and help Yorkville to establish itself as a regional leader in the modern economy.

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

Despite the high level of investment associated with creating a data center campus of this scale, data centers are passive uses that rarely impose negative impacts on surrounding properties. The Subject Property is divided by ComEd right of way – one of the reasons the Subject Property is appealing for data center users. The property located west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks here. Properties to the north are occupied by an industrial concrete plant (Kendall County Concrete) and, north of Galena Road, additional agricultural uses. To the east is a solar farm that should shortly come on-line and additional agricultural uses.

To mitigate potential impacts on neighboring properties, Prologis proposes setbacks that greatly exceed those required by the M2 Zoning District and enhanced landscaping along the Subject Property's perimeter. The development is consistent with nearby uses and zoning rights and, in some cases, far less intense than neighboring uses. Prologis' proposed investment in the Subject Property is estimated, upon completion, to exceed one billion dollars, which will increase nearby property values.

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

Yorkville previously determined that it is sound policy to allow data centers as a permitted use in the M2 Zoning District. The data center and substation uses are not responsible for Prologis' special use request; the UDO allows those uses by right. Instead, the special use request is driven by the UDO's requirement that the Subject Property develop as a PUD because of its size. Allowing Prologis to establish a permitted use on the Subject Property will promote consistent development along the Eldamain Road corridor – much of which is also zoned M2. Developing the Subject Property as a PUD also provides predictability to nearby property owners, as Prologis is committing to construct the development on a schedule and in accordance with certain plans and agreements. This level of transparency is both unique and beneficial to surrounding property owners.

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

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a

"looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control than presently exists during storm events.

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

Data centers are a relatively passive use. Unlike other commercial and industrial uses, data centers generally do not generate significant traffic, particularly during morning and evening peaks. The development is designed to primarily accommodate vehicle traffic internally, which reduces the need for users to rely on public streets when navigating within the campus. Nevertheless, the development is accessible from Galena Road, Eldamain Road, Corneils Road, and the realigned E. Beecher Road. This design reduces reliance on public streets while still preserving a healthy level of access to the Subject Property.

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

The 2016 Comprehensive Plan expressly acknowledges that Yorkville should update future land use designations as circumstances change. Since 2016, the data center industry has grown exponentially, a change that Yorkville has positioned itself well to capitalize upon. Yorkville recently approved a data center project south of the Subject Property and has actively rezoned much of the Eldamain Road corridor to the M2 Zoning District. Yorkville's UDO – the document primarily responsible for implementing the Comprehensive Plan's vision – allows data centers and supporting uses as a permitted use in the M2 Zoning District. Allowing a data center to be built on the Subject Property represents the logical implementation of the policy direction Yorkville has adopted over the last few years.

Planned Unit Development Standards

Standard 1: Please state how the PUD is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted City plans and policy documents.

The Comprehensive Plan acknowledges that future land use designations should change as circumstances change. Since the Comprehensive Plan's adoption in 2016, the demand for data center infrastructure has increased exponentially. Simultaneously, Yorkville modified its UDO to allow data centers as a permitted use in certain zoning districts, approved a data center project just south of the Subject Property on Eldamain Road, and modified the future land use designation of the adjacent property (to the west) from "estate/conservation residential" to "industrial." Prologis'

plan to develop the Subject Property as a data center campus represents the logical northward extension of the land use pattern Yorkville has embraced along the Eldamain Road corridor.

Standard 2: Please state how the PUD is laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another.

The Subject Property will be developed in a comprehensive and cohesive manner consistent with the preliminary plan accompanying Prologis' application. The preliminary plan divides the work into 3 phases, each of which will be self-sufficient. Prologis proposes only two uses for the Subject Property: (1) data centers; and (2) electric substations. These two uses are complimentary to and reliant upon each other, and the Subject Property will be developer as sufficient power capacity is secured. The Subject Property's perimeter features enhanced setbacks and landscape treatments that communicate a high level of design and provide a consistent and quality "front door" for the development.

Standard 3: Please state how the PUD is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

The proposed development will not impair the supply of light or air to nearby properties, nor will it substantially increase the danger of fire or endanger the public health, safety, and welfare. The development features 2-story data center facilities located on predominantly flat land. The height of these buildings, coupled with perimeter setbacks that greatly exceed what is required by the UDO, will not materially impact light supply. Within the site, the buildings are set back from each other at a sufficient distance to have no meaningful impact on light or air supply. Each data center facility is surrounded by a drive aisle wide enough to accommodate 2-way traffic, including emergency services vehicles.

Standard 4: Please state how the PUD includes uses that are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

The proposed data center campus is consistent with the use and zoning of nearby properties. As discussed earlier, much of the Eldamain Road corridor is zoned M2 – the same designation sought for the Subject Property. Yorkville recently approved a data center campus on property located south of the Subject Property. ComEd right of way occupied by transmission lines passes through the middle of the Subject Property, and a large ComEd substation is located south of the Subject Property on the opposite side of Corneils Road. Establishing a data center campus (which is permitted by right in the M2 district) on the Subject Property is consistent with Yorkville's existing and future development goals for the area.

Standard 5: Please state how the PUD is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it.

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a "looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control during storm events than presently exists.

Standard 6: Please state how the PUD does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcels proposed for development.

The proposed development does not substantially adversely impact any known archaeological, historical, or cultural resource. Prologis is unaware of any such resources and, should one be identified, Prologis will work cooperatively with Yorkville to address any reasonable concerns.

UDO Deviations

1) Interior Setbacks (UDO Sec. 10-3-9): The UDO requires each M2-zoned lot to provide a 25' front yard setback and a 20' interior side yard setback. The proposed campus-style development will be served primarily by private access drives and requires relief from these setback requirements. Prologis instead proposes that setbacks for the Subject Property only be measured from the property's perimeter.

2) Energy Use Standards (UDO Sec. 10-4-10): The UDO provides that a data center qualifies as an "energy industrial use." Prologis seeks a deviation to ensure that any UDO standards Yorkville subsequently adopts governing energy industrial uses will not apply to the Subject Property.

3) Off-Street Parking (UDO Sec. 10-5-1(H)(5)): The UDO requires data centers to provide 0.3 parking spaces for each 1,000 square feet of floor area. Prologis expects each data center to contain approximately 379,100 square feet, which would require 114 parking spaces per building. Prologis proposes to provide 47 parking spaces for each building, which is consistent with both industry standards and actual parking demand experienced at

Prologis' other data center facilities. Further, parking shall not be calculated on a lot-by-lot basis.

4) Off-Street Loading (UDO Sec. 10-5-1(Q)): Prologis requests that Yorkville accept 1 loading space for each data center facility, and waive any requirement for further loading space accommodation.

5) Cross Access (UDO Sec. 10-5-1(F)): The UDO requires cross access between properties; however, based on security concerns associated with data center projects and the general lack of development adjacent to the Subject Property, Prologis asks Yorkville to waive this requirement.

6) Pedestrian Circulation (UDO Sec. 10-5-1(N)): Prologis plans to provide sufficient pedestrian walkways between parking lots and data center facilities; however, Prologis does not plan to provide pedestrian connections between data center facilities. In Prologis' experience, employees and visitors infrequently visit more than one data center facility at a time. Further, the sheer size of the Subject Property and anticipated security protocols makes it unlikely that visitors would travel on foot between data center facilities. Prologis asks Yorkville to waive this requirement.

7) Bicycle Parking (UDO Sec. 10-5-1(O)): The Subject Property's location eliminates any reasonable likelihood that bike parking would receive any meaningful, regular use. Prologis requests that Yorkville waive bike parking requirements for the Subject Property.

8) Landscaping (UDO Sec. 10-5-3): The UDO requires significant landscaping to be installed in and around parking lots and around building foundations. The secure nature of the proposed campus reduces the value received when such landscaping is provided in a public-facing development. In place of interior landscape requirements, Prologis proposes to install enhanced landscaping along those parts of the Subject Property's perimeter that are adjacent to public streets (i.e., Eldamain Road, Galena Road, Corneils Road, and Beecher Road).

9) Mechanical Unit Screening (UDO Sec. 10-5-4(B) and (C)): The UDO requires ground and roof mounted mechanical units to be screened. The development will feature primarily ground mounted units, as is customary in data center developments, but there will also be rooftop mechanical units. Recognizing that these units will be set back far from any public roadway, Prologis seeks Yorkville's approval of the following screening standards: (1) vinyl fencing for ground mounted units equal to the height of the generator unit, excluding stacks protruding above the generator; and (2) no screening for rooftop units.

10) Fences (UDO Sec. 10-5-5): The UDO prohibits fences from extending beyond the front plane of the primary building façade and limits fence height to no more than 8 feet. Prologis seeks Yorkville's approval of fencing in the locations identified on the preliminary plan, portions of which are located closer to the right of way than the building facade.

Prologis also seeks approval to construct fences measuring up to 12 feet in height to ensure the Subject Property is appropriately secured.

11) Appearance Standards (UDO Sec. 10-5-8-(4)): The UDO provides that industrial buildings must meet certain design standards, including requiring that any building measuring longer than 100 feet must incorporate recesses along at least 30% of the façade facing a street. Recognizing that the data center facilities are set back significantly from adjacent rights of way, Prologis seeks to waive appearance standards in exchange for Prologis' commitment to construct the buildings of masonry, pre-cast materials.

12) Frontage on a Public Street (UDO Sec. 10-7-2): The UDO requires all new lots abut a public street. Acknowledging that Prologis is proposing a secure data center campus primarily served by private drives, Prologis asks Yorkville to waive this requirement and approve – in the future – subdivision of the Subject Property into lots that Prologis reasonably determines sufficient to facilitate the use, operation, maintenance, and disposition of the Subject Property.

13) Street Standards (UDO Sec. 10-7-3 and 10-7-4): The UDO establishes standards for street construction and circulation. Excluding the realigned Beecher Road, the proposed development does not include new streets. Accordingly, Prologis asks Yorkville to waive these requirements.

e. Incentive Requests

Prologis plans to invest significantly in constructing water and wastewater extensions and a half mile of new public right of way – East Beecher Road. This public infrastructure will both support Prologis' development and accelerate Yorkville's realization of the land use goals set forth in the Comprehensive Plan. Among other things, Prologis' investment will eliminate the need for a large, up-front, investment in regional-scale public infrastructure and "set the stage" for redevelopment that would otherwise not be feasible. Neighboring properties and Yorkville as a whole will benefit significantly from Prologis' investment in public infrastructure.

Prologis proposes entering into a public utility infrastructure agreement allowing Prologis to recover its up-front investment in public improvements over a period of 20 years. There are two funding sources for reimbursement: (1) a share of the utility tax generated by the Subject Property; and (2) recapture fees paid by properties that benefit from the improvements Prologis constructs. The agreement will also provide reasonable assurances regarding water capacity to ensure Prologis can fully develop the Subject Property. Prologis would appreciate an opportunity to further discuss with Yorkville the specific terms of this agreement.

III. Conclusion

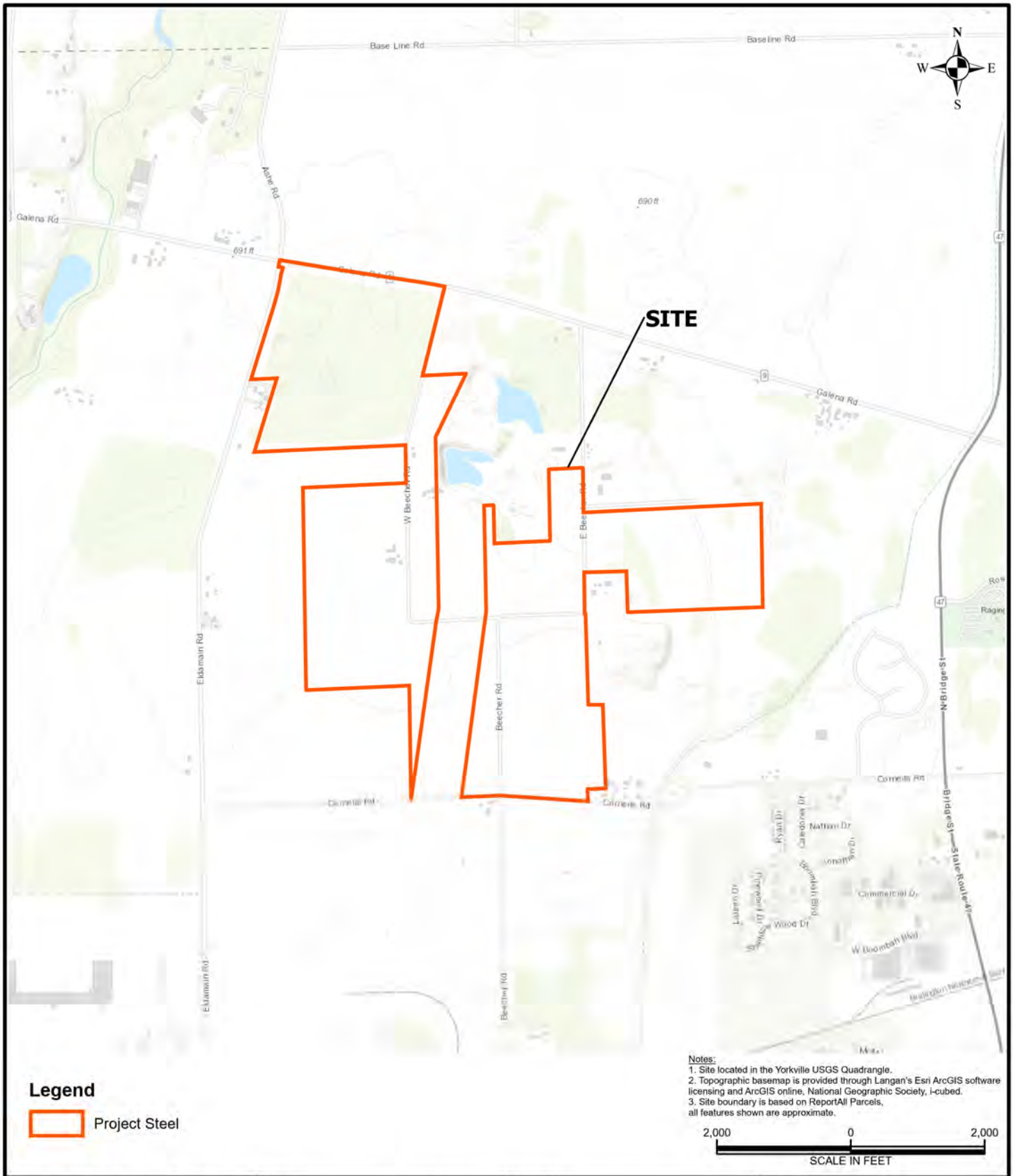
Prologis respectfully requests Yorkville approve its application for annexation and development to facilitate the future redevelopment of the Subject Property. Please do not hesitate to contact me with questions.

Sincerely,

Gregory W. Jones

cc: JC Witt, Prologis (via e-mail)
Katie Fraser, Prologis (via e-mail)

Enclosures



LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 W Madison Street, Suite 1920
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701
www.langan.com

Project	**Project Steel (Yorkville)**
	BRISTOL
	KENDALL COUNTY IL
Figure Title	**SITE LOCATION MAP**
Project No.	541061101
Date	2/2/2025
Scale	1"=2,000'
Drawn By	RDB
Figure	**A**

© 2025 Langan

Path: \\langan.com\data\CHI\data1\541061101\Project Data\ArcGIS\APRX\541061101 - Civil Figures\541061101 - Site Analyzer.aprx

EXHIBIT B

PROPOSED PHASING SCHEDULE		
PHASE	**BUILDINGS**	**SITE FEATURES**
1	7 TOTAL (BUILDINGS 1–7)	5 PONDS (1–5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8–16)	2 PONDS (8–9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17–24)	2 PONDS (6–7) SUBSTATION 3 ASSOCIATED PARKING

DRAFT

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS ANNEXING CERTAIN TERRITORY LOCATED GENERALLY SOUTH OF GALENA ROAD, EAST OF ELDAMAIN ROAD, AND WEST OF NORTH BRIDGE STREET TO THE UNITED CITY OF YORKVILLE
(Project Steel)

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 Prologis, L.P. ("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 of 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 that property that is identified by property index numbers 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-003, 02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, and 02-07-200-009, 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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X
Name:

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

(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Tamara Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X _____
Name:

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

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 328064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Howard Rosenwinkel
Rebecca Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public) [seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Mark Rosenwinkel

Name:

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

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X
Name:

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

(Notary Public)

[seal]

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X _____ _____
Name: Edward F. Schultz, Trustee — George Ostreko, Jr.

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

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
THOMAS W GRANT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/26/2027

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

AUER

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

Elector's Name	Elector's Address/PIN	Elector's Signature

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

Attachment 1

Annexation Territory Legal Description

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

Schultz Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:
02-07-100-008
02-06-400-005

Foltz Parcel:
02-07-200-009

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-100-008
02-06-400-005

Estate of Mary C. Auer

By: Docusigned by: Crystal Jernigan
82C37A3F73424C0...
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO
before me this 23 day of ~~March~~ April, 2025

(Notary Public) [seal]

OFFICIAL SEAL
AMY F THOMAS STOMPANATO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/28/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-200-009

Marilee Foltz / Kevin D. Foltz
Name:

SUBSCRIBED AND SWORN TO
before me this 2 day of ~~March,~~ June 2025

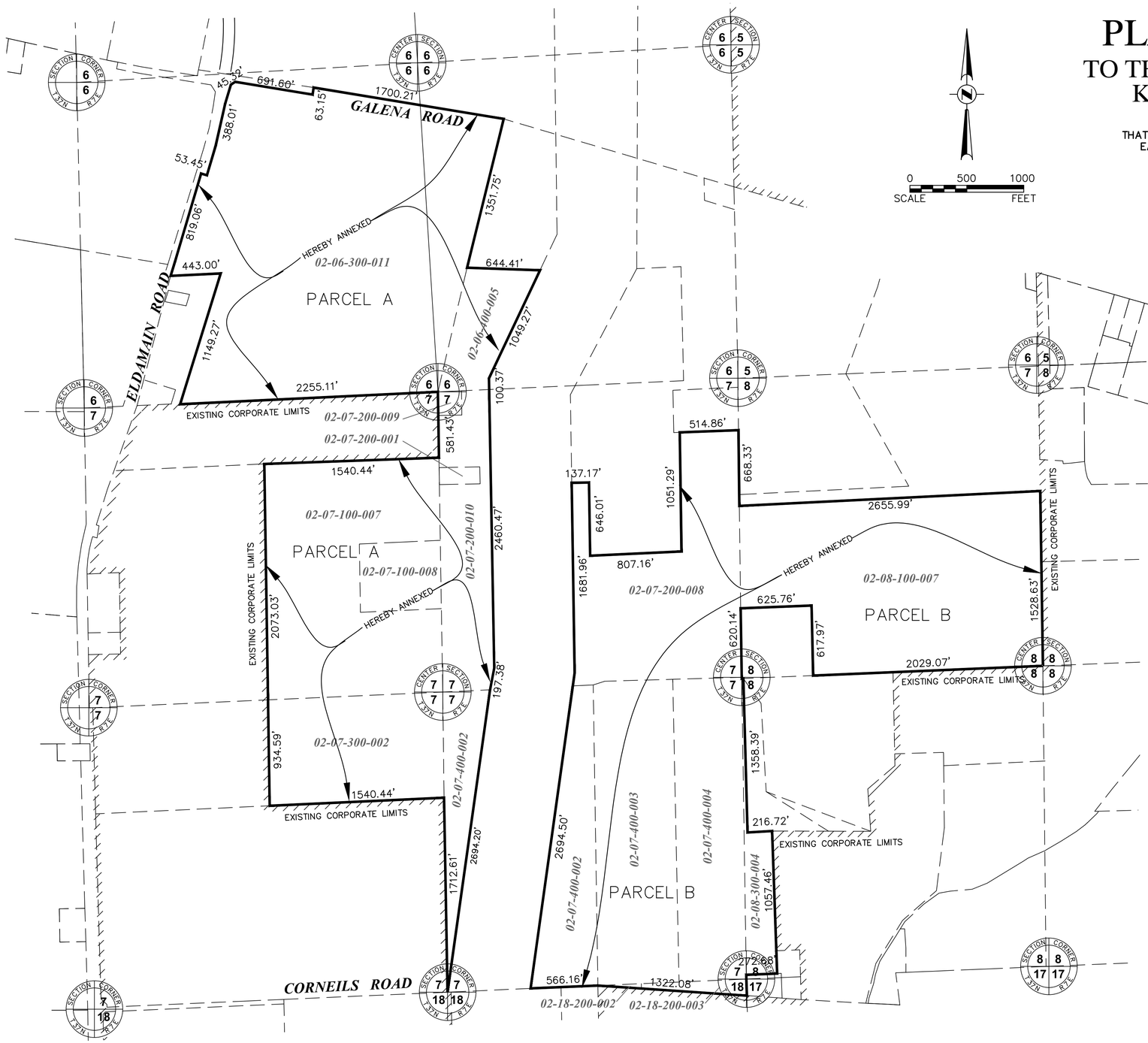
Josephine T Nash
(Notary Public) [seal]

OFFICIAL SEAL
JOSEPHINE T NASH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/16/2026

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 6, 7, 8 AND 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS



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 25th 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 25, 2025
PROJECT NO.	YO2508
FILE NO YO2508 ANNEXATION	

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 6, 7, 8 AND 18, TOWNSHIP 37 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS

PARCEL A

BEING A PART OF SECTION 7 AND THE SOUTH ½ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST, BEING LOCATED IN WILL COUNTY AND STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE FOUND BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

COURSE NO.1 THENCE SOUTH 00°53'18" EAST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 581.43 FEET TO A POINT AT THE NORTHWEST CORNER OF KENDALL COUNTY PARCEL 02-07-100-002 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC, AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS;

COURSE NO.2 THENCE SOUTH 87°20'23" WEST ALONG SAID YORKVILLE NEXUS III LLC LAND PASSING THROUGH A FOUND 1" PIPE AT A DISTANCE OF 21.80 FEET, A TOTAL DISTANCE OF 1540.44 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT A NORTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-100-014 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC, AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS;

COURSE NO.3 THENCE SOUTH 00°53'18" EAST ALONG SAID YORKVILLE NEXUS III LAND AND KENDALL COUNTY PARCEL 02-07-300-005 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS BEING A LINE PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2073.03 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.4 THENCE SOUTH 00°53'09" EAST ALONG SAID YORKVILLE NEXUS III LAND BEING A LINE PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 934.59 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE NORTH LINE OF KENDALL COUNTY PARCEL 02-07-300-004 NOW OR FORMERLY OWNED BY ILLINOIS GREENHOUSE LLC, AS RECORDED IN DOCUMENT NO. 202200008845 OF THE KENDALL COUNTY RECORDS;

COURSE NO.5 THENCE NORTH 87°20'23" EAST ALONG SAID GREENHOUSE LLC LAND, A DISTANCE OF 1540.44 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.6 THENCE SOUTH 00°53'09" EAST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1712.61 FEET TO A ¼" INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.7 THENCE NORTH 07°57'11" EAST ALONG KENDALL COUNTY PARCEL 02-07-400-001 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 2692.07 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

COURSE NO.8 THENCE CONTINUING NORTH 07°57'11" EAST ALONG KENDALL COUNTY PARCEL 02-07-200-003 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 197.38 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET AT AN ANGLE POINT THEREOF;

COURSE NO.9 THENCE NORTH 00°52'32" WEST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 2460.47 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT A POINT ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COURSE NO.10 THENCE NORTH 00°52'32" WEST ALONG KENDALL COUNTY PARCEL 02-06-400-002 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 100.37 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG.";

COURSE NO.11 THENCE NORTH 25°58'37" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-06-400-002, A DISTANCE OF 1049.27 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-06-400-001 NOW OR FORMERLY OWNED BY DALE L KONICEK LLC AS RECORDED IN DOCUMENT NO. 201702819 OF THE KENDALL COUNTY RECORDS;

COURSE NO.12 THENCE SOUTH 87°59'38" WEST ALONG SAID KONICEK LLC LAND PASSING THROUGH A FOUND 1" IRON PIPE AT A DISTANCE OF 1.92 FEET AND A FOUND 1" IRON PIPE AT A DISTANCE OF 644.41 FEET, A TOTAL DISTANCE OF 645.62 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF BEECHER ROAD;

COURSE NO.13 THENCE NORTH 13°51'44" EAST ALONG SAID BEECHER ROAD, A DISTANCE OF 1351.75 FEET TO A MAG NAIL SET AT THE CENTERLINE OF GALENA ROAD, WIDTH VARIES;

COURSE NO.14 THENCE NORTH 80°37'24" WEST ALONG SAID CENTERLINE OF GALENA ROAD, A DISTANCE OF 1700.21 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE COUNTY OF KENDALL FOR HIGHWAY OR OTHER PUBLIC PURPOSE AS RECORDED IN DOCUMENT NO. 200300007826 OF THE KENDALL COUNTY RECORDS;

THENCE THE FOLLOWING SEVEN (7) COURSE AND DISTANCES ALONG SAID KENDALL COUNTY PARCEL;

COURSE NO.15 THENCE SOUTH 08°36'02" WEST A DISTANCE OF 63.15' TO A POINT;

COURS NO.16 THENCE NORTH 80°37'24" WEST A DISTANCE OF 691.60' TO A POINT;

COURSE NO.17 THENCE SOUTH 57°39'02" WEST A DISTANCE OF 45.32' TO A POINT;

COURSE NO.18 THENCE SOUTH 16°42'03" WEST A DISTANCE OF 172.08' TO A POINT OF CURVATURE;

COURSE NO.19 THENCE WITH A CURVE DEFLECTING TO THE RIGHT AN ARC LENGTH OF 388.30 FEET, HAVING A RADIUS OF 2914.79 FEET, A DELTA OF 07°37'58", A CHORD BEARING OF SOUTH12°48'52" WEST, AND A CHORD LENGTH OF 388.01 FEET;

COURSE NO.20 THENCE SOUTH16°32'25" WEST A DISTANCE OF 267.93' TO A POINT;

COURSE NO.21 THENCE NORTH73°22'09" WEST A DISTANCE OF 53.45' TO A MAG NAIL SET IN THE CENTERLINE OF ELDAMAIN ROAD, WIDTH VARIES;

COURSE NO.22 THENCE SOUTH 16°32'25" WEST ALONG SAID CENTERLINE OF ELDAMAIN ROAD, A DISTANCE OF 819.06 FEET TO A SET MAG NAIL;

COURSE NO.23 THENCE SOUTH 17°00'48" WEST ALONG SAID ELDAMAIN ROAD, A DISTANCE OF 122.84 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF KENDALL COUNTY PARCEL 02-06-300-009 NOW OR FORMERLY OWNED BY LATHAM SCHLEINING AND TAMMI M SCHLEINING AS RECORDED IN DOCUMENT NO. 201408168 OF THE KENDALL COUNTY RECORDS;

COURSE NO.24 THENCE NORTH 87°15'26" EAST ALONG SAID SCHLEINING LAND, A DISTANCE OF 443.00 FEET TO A FOUND ½" REBAR;

COURSE NO.25 THENCE SOUTH 17°00'48" WEST ALONG SAID SCHLEINING LAND, A DISTANCE OF 1149.27 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE SOUTH LINE OF SAID SECTION 6;

COURSE NO.26 THENCE NORTH 87°15'26" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 2255.11 FEET TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINING 13,095,900 SQUARE FEET OR 300.6404 ACRES OF LAND ACCORDING TO A SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED MARCH, 2025 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2025.

PARCEL B

THAT PART OF THE WEST ½ OF SECTION 8 AND THE EAST ½ OF SECTION 7 ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING LOCATED IN KENDALL COUNTY AND STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND BEING THE CENTER OF SAID SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

COURSE NO. 1 THENCE SOUTH 87°34'35" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2029.07 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-100-005 NOW OR FORMERLY OWNED BY GEORGE & ANNE MARIE OSTREKO, AS RECORDED IN DOCUMENT NO. 84000193 OF THE KENDALL COUNTY RECORDS;

COURSE NO.2 THENCE NORTH 01°18'34" WEST ALONG SAID OSTREKO LAND, A DISTANCE OF 617.97 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE NORTHEAST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.3 THENCE SOUTH 87°45'53" WEST ALONG SAID OSTREKO LAND, A DISTANCE OF 625.76 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." IN THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.4 THENCE SOUTH 00°51'47" EAST ALONG SAID WEST LINE, A DISTANCE OF 620.14 FEET TO A ¼" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.5 THENCE NORTH 87°34'35" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-300-014 NOW OR FORMERLY OWNED BY LARRY A. WALLIS & CHARLES VAN THOMPSON, FROM WHICH POINT A ¼" IRON PIPE LIES 0.15' EAST AND 0.15' NORTH;

COURSE NO.6 THENCE SOUTH 01°33'15" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 1358.39 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.7 THENCE NORTH 87°46'06" EAST ALONG A SOUTH LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 216.72 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.8 THENCE SOUTH 01°49'08" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 1057.46 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.9 THENCE SOUTH 01°43'16" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 200.71 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.10 THENCE SOUTH 87°32'04" WEST ALONG A NORTH LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 272.68 FEET TO A 1" IRON PIPE FOUND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

COURSE NO.11 THENCE SOUTH 00°45'21" EAST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 37.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 BEING REFERENCED BY A FOUND 3/4" IRON PIPE;

COURSE NO.12 THENCE CONTINUING SOUTH 00°45'21" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 143.44 FEET TO THE CENTERLINE OF CORNEILS ROAD;

COURSE NO.13 THENCE NORTH 86°15'51" WEST ALONG SAID CENTERLINE OF CORNEILS ROAD, A DISTANCE OF 1322.08 FEET TO A MAG NAIL SET AT THE INTERSECTION OF THE CENTERLINE OF BEECHER ROAD;

COURSE NO.14 THENCE SOUTH 87°30'36" WEST ALONG THE CENTERLINE OF SAID BEECHER ROAD, A DISTANCE OF 566.16 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-400-001 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON;

COURSE NO.15 THENCE NORTH 07°57'11" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-400-001, A DISTANCE OF 2694.50 FEET TO A MAG NAIL SET IN THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-200-003 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON;

COURSE NO.16 THENCE CONTINUING NORTH 07°57'11" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 115.68 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET AT AN ANGLE POINT;

COURSE NO.17 THENCE NORTH 00°52'32" WEST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 1681.96 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-200-015 NOW OR FORMERLY OWNED BY TWO STAR ENTERPRISES LLC AS RECORDED IN DOCUMENT NO. 20140529 OF THE KENDALL COUNTY RECORDS;

COURSE NO.18 THENCE NORTH 89°07'28" EAST ALONG A SOUTH LINE OF KENDALL COUNTY PARCEL 02-07-200-015 NOW OR FORMERLY OWNED BY TWO STAR ENTERPRISES, LLC AS RECORDED IN DOCUMENT NO. 20140529 OF THE KENDALL COUNTY RECORDS, A DISTANCE OF 137.17 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.19 THENCE SOUTH 00°52'32" EAST ALONG A WEST LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 646.01 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.20 THENCE NORTH 87°19'40" EAST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 807.16 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.21 THENCE NORTH 00°51'47" WEST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 1051.29 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.22 THENCE NORTH 87°19'02" EAST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 514.86 FEET TO A SET RAILROAD SPIKE ALONG THE WEST LINE OF SAID SECTION 8 ALSO BEING THE CENTERLINE OF SAID BEECHER ROAD;

COURSE NO.23 THENCE SOUTH 00°51'47" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 668.33 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-100-006 NOW OR FORMERLY OWNED BY MILROY FARMS LLC AS RECORDED IN DOCUMENT NO. 201218002 OF THE KENDALL COUNTY RECORDS;

COURSE NO.24 THENCE NORTH 87°34'15" EAST ALONG A SOUTH LINE OF SAID KENDALL COUNTY PARCEL 02-08-100-006, A DISTANCE OF 2655.99 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

COURSE NO.25 THENCE SOUTH 01°00'08" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1528.63 FEET TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINING 10,886,275 SQUARE FEET OR 249.9145 ACRES OF LAND ACCORDING TO A SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED MARCH 2025 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2025.

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

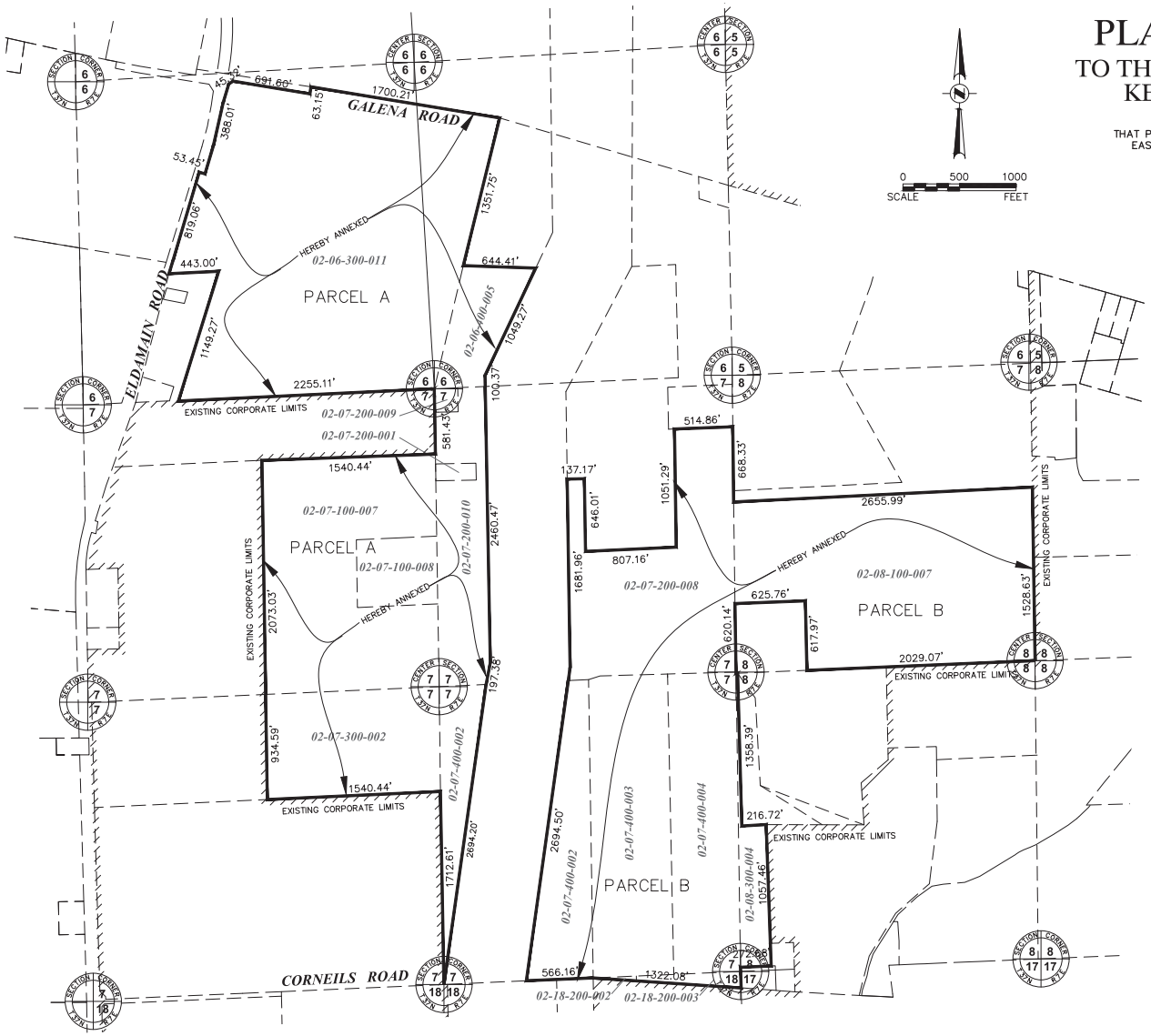
PLAT OF ANNEXATION

DATE: JUNE 25, 2025
PROJECT NO. Y02508
FILE NO Y02508 ANNEXATION

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 6, 7, 8 AND 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS



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 25th 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.
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UNITED CITY OF YORKVILLE
651 PRAIRIE POINT DRIVE
YORKVILLE , IL 60560

NO.	DATE	REVISIONS

PLAT OF ANNEXATION

DATE:	JUNE 25, 2025
PROJECT NO.	Y02508
FILE NO Y02508 ANNEXATION	

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 6, 7, 8 AND 18, TOWNSHIP 37 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS

PARCEL A

BEING A PART OF SECTION 7 AND THE SOUTH ½ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST, BEING LOCATED IN WILL COUNTY AND STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE FOUND BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

COURSE NO.1 THENCE SOUTH 00°53'18" EAST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 581.43 FEET TO A POINT AT THE NORTHWEST CORNER OF KENDALL COUNTY PARCEL 02-07-100-002 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC, AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS;

COURSE NO.2 THENCE SOUTH 87°20'23" WEST ALONG SAID YORKVILLE NEXUS III LLC LAND PASSING THROUGH A FOUND 1" PIPE AT A DISTANCE OF 21.80 FEET, A TOTAL DISTANCE OF 1540.44 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT A NORTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-100-014 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC, AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS;

COURSE NO.3 THENCE SOUTH 00°53'18" EAST ALONG SAID YORKVILLE NEXUS III LAND AND KENDALL COUNTY PARCEL 02-07-300-005 NOW OR FORMERLY OWNED BY YORKVILLE NEXUS III LLC AS RECORDED IN DOCUMENT NO. 202400010316 OF THE KENDALL COUNTY RECORDS BEING A LINE PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2073.03 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.4 THENCE SOUTH 00°53'09" EAST ALONG SAID YORKVILLE NEXUS III LAND BEING A LINE PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 934.59 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE NORTH LINE OF KENDALL COUNTY PARCEL 02-07-300-004 NOW OR FORMERLY OWNED BY ILLINOIS GREENHOUSE LLC, AS RECORDED IN DOCUMENT NO. 202200008845 OF THE KENDALL COUNTY RECORDS;

COURSE NO.5 THENCE NORTH 87°20'23" EAST ALONG SAID GREENHOUSE LLC LAND, A DISTANCE OF 1540.44 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.6 THENCE SOUTH 00°53'09" EAST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1712.61 FEET TO A ¾" INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

COURSE NO.7 THENCE NORTH 07°57'11" EAST ALONG KENDALL COUNTY PARCEL 02-07-400-001 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 2692.07 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

COURSE NO.8 THENCE CONTINUING NORTH 07°57'11" EAST ALONG KENDALL COUNTY PARCEL 02-07-200-003 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 197.38 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET AT AN ANGLE POINT THEREOF;

COURSE NO.9 THENCE NORTH 00°52'32" WEST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 2460.47 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT A POINT ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COURSE NO.10 THENCE NORTH 00°52'32" WEST ALONG KENDALL COUNTY PARCEL 02-06-400-002 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON, A DISTANCE OF 100.37 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG.";

COURSE NO.11 THENCE NORTH 25°58'37" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-06-400-002, A DISTANCE OF 1049.27 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-06-400-001 NOW OR FORMERLY OWNED BY DALE L KONICEK LLC AS RECORDED IN DOCUMENT NO. 201702819 OF THE KENDALL COUNTY RECORDS;

COURSE NO.12 THENCE SOUTH 87°59'38" WEST ALONG SAID KONICEK LLC LAND PASSING THROUGH A FOUND 1" IRON PIPE AT A DISTANCE OF 1.92 FEET AND A FOUND 1" IRON PIPE AT A DISTANCE OF 644.41 FEET, A TOTAL DISTANCE OF 645.62 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF BEECHER ROAD;

COURSE NO.13 THENCE NORTH 13°51'44" EAST ALONG SAID BEECHER ROAD, A DISTANCE OF 1351.75 FEET TO A MAG NAIL SET AT THE CENTERLINE OF GALENA ROAD, WIDTH VARIES;

COURSE NO.14 THENCE NORTH 80°37'24" WEST ALONG SAID CENTERLINE OF GALENA ROAD, A DISTANCE OF 1700.21 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE COUNTY OF KENDALL FOR HIGHWAY OR OTHER PUBLIC PURPOSE AS RECORDED IN DOCUMENT NO. 200300007826 OF THE KENDALL COUNTY RECORDS;

THENCE THE FOLLOWING SEVEN (7) COURSE AND DISTANCES ALONG SAID KENDALL COUNTY PARCEL;

COURSE NO.15 THENCE SOUTH 08°36'02" WEST A DISTANCE OF 63.15' TO A POINT;

COURS NO.16 THENCE NORTH 80°37'24" WEST A DISTANCE OF 691.60' TO A POINT;

COURSE NO.17 THENCE SOUTH 57°39'02" WEST A DISTANCE OF 45.32' TO A POINT;

COURSE NO.18 THENCE SOUTH 16°42'03" WEST A DISTANCE OF 172.08' TO A POINT OF CURVATURE;

COURSE NO.19 THENCE WITH A CURVE DEFLECTING TO THE RIGHT AN ARC LENGTH OF 388.30 FEET, HAVING A RADIUS OF 2914.79 FEET, A DELTA OF 07°37'58", A CHORD BEARING OF SOUTH12°48'52" WEST, AND A CHORD LENGTH OF 388.01 FEET;

COURSE NO.20 THENCE SOUTH16°32'25" WEST A DISTANCE OF 267.93' TO A POINT;

COURSE NO.21 THENCE NORTH73°22'09" WEST A DISTANCE OF 53.45' TO A MAG NAIL SET IN THE CENTERLINE OF ELDAMAIN ROAD, WIDTH VARIES;

COURSE NO.22 THENCE SOUTH 16°32'25" WEST ALONG SAID CENTERLINE OF ELDAMAIN ROAD, A DISTANCE OF 819.06 FEET TO A SET MAG NAIL;

COURSE NO.23 THENCE SOUTH 17°00'48" WEST ALONG SAID ELDAMAIN ROAD, A DISTANCE OF 122.84 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF KENDALL COUNTY PARCEL 02-06-300-009 NOW OR FORMERLY OWNED BY LATHAM SCHLEINING AND TAMMI M SCHLEINING AS RECORDED IN DOCUMENT NO. 201408168 OF THE KENDALL COUNTY RECORDS;

COURSE NO.24 THENCE NORTH 87°15'26" EAST ALONG SAID SCHLEINING LAND, A DISTANCE OF 443.00 FEET TO A FOUND ½" REBAR;

COURSE NO.25 THENCE SOUTH 17°00'48" WEST ALONG SAID SCHLEINING LAND, A DISTANCE OF 1149.27 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE SOUTH LINE OF SAID SECTION 6;

COURSE NO.26 THENCE NORTH 87°15'26" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 2255.11 FEET TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINING 13,095,900 SQUARE FEET OR 300.6404 ACRES OF LAND ACCORDING TO A SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED MARCH, 2025 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2025.

PARCEL B

THAT PART OF THE WEST ½ OF SECTION 8 AND THE EAST ½ OF SECTION 7 ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING LOCATED IN KENDALL COUNTY AND STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND BEING THE CENTER OF SAID SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

COURSE NO. 1 THENCE SOUTH 87°34'35" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2029.07 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-100-005 NOW OR FORMERLY OWNED BY GEORGE & ANNE MARIE OSTREKO, AS RECORDED IN DOCUMENT NO. 84000193 OF THE KENDALL COUNTY RECORDS;

COURSE NO.2 THENCE NORTH 01°18'34" WEST ALONG SAID OSTREKO LAND, A DISTANCE OF 617.97 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE NORTHEAST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.3 THENCE SOUTH 87°45'53" WEST ALONG SAID OSTREKO LAND, A DISTANCE OF 625.76 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." IN THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.4 THENCE SOUTH 00°51'47" EAST ALONG SAID WEST LINE, A DISTANCE OF 620.14 FEET TO A ½" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID KENDALL COUNTY PARCEL 02-08-100-005;

COURSE NO.5 THENCE NORTH 87°34'35" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-300-014 NOW OR FORMERLY OWNED BY LARRY A. WALLIS & CHARLES VAN THOMPSON, FROM WHICH POINT A ½" IRON PIPE LIES 0.15' EAST AND 0.15' NORTH;

COURSE NO.6 THENCE SOUTH 01°33'15" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 1358.39 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.7 THENCE NORTH 87°46'06" EAST ALONG A SOUTH LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 216.72 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.8 THENCE SOUTH 01°49'08" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 1057.46 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.9 THENCE SOUTH 01°43'16" EAST ALONG A WEST LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 200.71 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.10 THENCE SOUTH 87°32'04" WEST ALONG A NORTH LINE OF SAID WALLIS & THOMPSON LAND, A DISTANCE OF 272.68 FEET TO A 1" IRON PIPE FOUND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

COURSE NO.11 THENCE SOUTH 00°45'21" EAST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 37.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 BEING REFERENCED BY A FOUND 3/4" IRON PIPE;

COURSE NO.12 THENCE CONTINUING SOUTH 00°45'21" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 143.44 FEET TO THE CENTERLINE OF CORNEILS ROAD;

COURSE NO.13 THENCE NORTH 86°15'51" WEST ALONG SAID CENTERLINE OF CORNEILS ROAD, A DISTANCE OF 1322.08 FEET TO A MAG NAIL SET AT THE INTERSECTION OF THE CENTERLINE OF BEECHER ROAD;

COURSE NO.14 THENCE SOUTH 87°30'36" WEST ALONG THE CENTERLINE OF SAID BEECHER ROAD, A DISTANCE OF 566.16 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-400-001 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON;

COURSE NO.15 THENCE NORTH 07°57'11" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-400-001, A DISTANCE OF 2694.50 FEET TO A MAG NAIL SET IN THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-200-003 NOW OR FORMERLY OWNED BY COMMONWEALTH EDISON;

COURSE NO.16 THENCE CONTINUING NORTH 07°57'11" EAST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 115.68 FEET TO A 5/8" REBAR WITH CAP "LANGAN ENG." SET AT AN ANGLE POINT;

COURSE NO.17 THENCE NORTH 00°52'32" WEST ALONG SAID COMMONWEALTH EDISON PARCEL 02-07-200-003, A DISTANCE OF 1681.96 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-07-200-015 NOW OR FORMERLY OWNED BY TWO STAR ENTERPRISES LLC AS RECORDED IN DOCUMENT NO. 20140529 OF THE KENDALL COUNTY RECORDS;

COURSE NO.18 THENCE NORTH 89°07'28" EAST ALONG A SOUTH LINE OF KENDALL COUNTY PARCEL 02-07-200-015 NOW OR FORMERLY OWNED BY TWO STAR ENTERPRISES, LLC AS RECORDED IN DOCUMENT NO. 20140529 OF THE KENDALL COUNTY RECORDS, A DISTANCE OF 137.17 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.19 THENCE SOUTH 00°52'32" EAST ALONG A WEST LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 646.01 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.20 THENCE NORTH 87°19'40" EAST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 807.16 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.21 THENCE NORTH 00°51'47" WEST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 1051.29 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." AT AN ANGLE POINT THEREON;

COURSE NO.22 THENCE NORTH 87°19'02" EAST ALONG A SOUTH LINE OF SAID TWO STAR ENTERPRISES LLC LAND, A DISTANCE OF 514.86 FEET TO A SET RAILROAD SPIKE ALONG THE WEST LINE OF SAID SECTION 8 ALSO BEING THE CENTERLINE OF SAID BEECHER ROAD;

COURSE NO.23 THENCE SOUTH 00°51'47" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 668.33 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF KENDALL COUNTY PARCEL 02-08-100-006 NOW OR FORMERLY OWNED BY MILROY FARMS LLC AS RECORDED IN DOCUMENT NO. 201218002 OF THE KENDALL COUNTY RECORDS;

COURSE NO.24 THENCE NORTH 87°34'15" EAST ALONG A SOUTH LINE OF SAID KENDALL COUNTY PARCEL 02-08-100-006, A DISTANCE OF 2655.99 FEET TO A SET 5/8" REBAR WITH CAP "LANGAN ENG." ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

COURSE NO.25 THENCE SOUTH 01°00'08" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1528.63 FEET TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINING 10,886,275 SQUARE FEET OR 249.9145 ACRES OF LAND ACCORDING TO A SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED MARCH 2025 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2025.

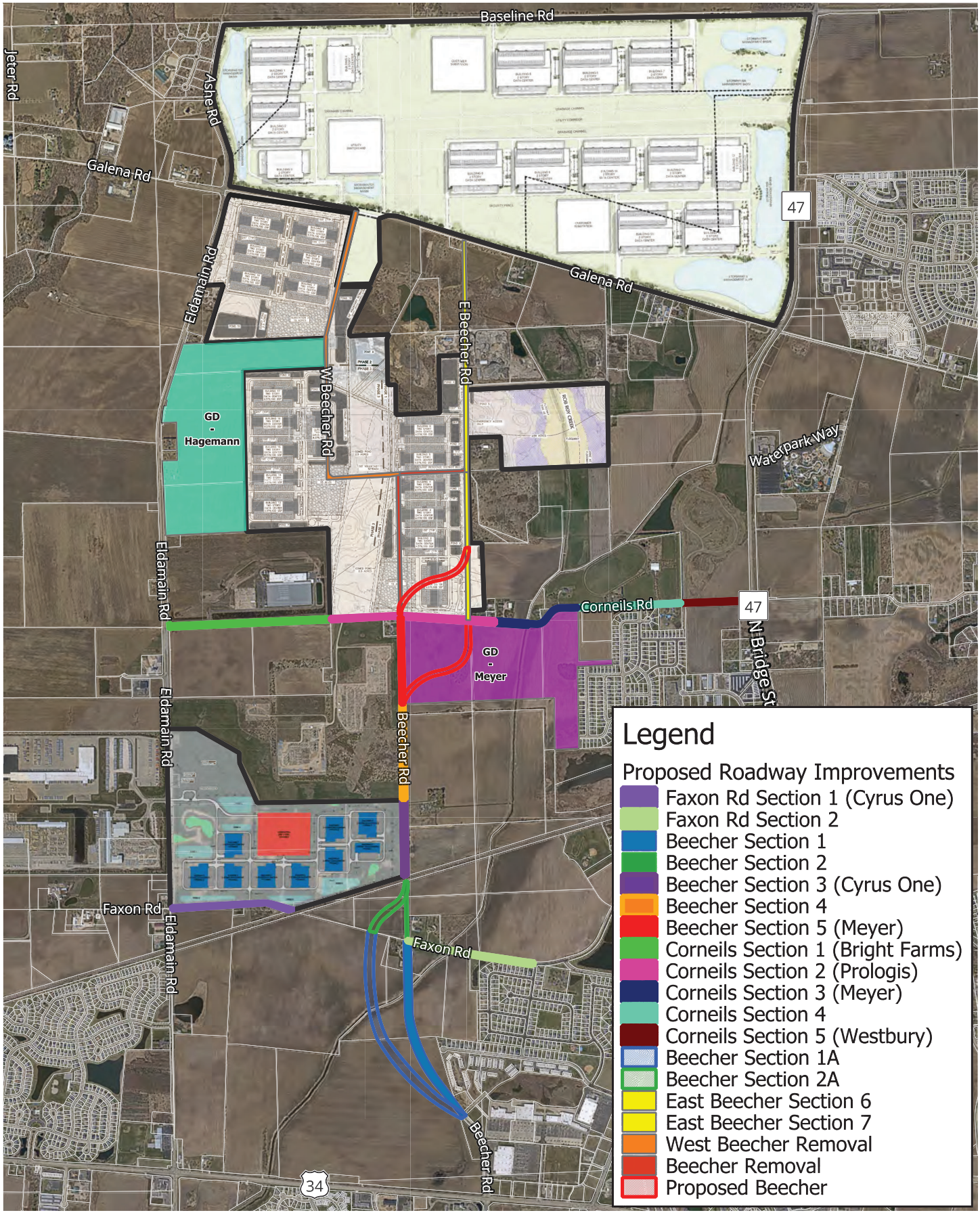
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

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

NO.	DATE	REVISIONS

PLAT OF ANNEXATION

DATE:	JUNE 25, 2025
PROJECT NO.	Y02508
FILE NO Y02508 ANNEXATION	



PROPOSED DATA CENTER DEVELOPMENTS

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

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

APPLICATION FOR ANNEXATION

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt
COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100
CITY, STATE, ZIP: Rosemont, IL 60018
TELEPHONE: ◉ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com
FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE:

IS THE PROPERTY OCCUPIED OR VACANT: Occupied and vacant (used for seasonal farming)

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

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

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road

CURRENT ZONING CLASSIFICATION: Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural
EAST: Agricultural
SOUTH: Brightfarms (PUD), Com Ed Substations, Residential
WEST: PUD, Agricultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

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

APPLICATION FOR ANNEXATION

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

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

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

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

ATTACHMENTS

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

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

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

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651 Prairie Pointe Drive
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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.

PETITIONER SIGNATURE

3/14/2025
DATE

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

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

3/14/2025
DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

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

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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

United City of Yorkville
651 Prairie Pointe Drive
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APPLICATION FOR REZONING

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple owners, see attachment.

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

PROPERTY STREET ADDRESS: See attachment.

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Eldamain Road and Galena Road

CURRENT ZONING CLASSIFICATION: A1, A1-SU	REQUESTED ZONING CLASSIFICATION: M2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential	TOTAL ACREAGE: 540

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural

EAST: Agricultural/M2

SOUTH: M1/M2, Com Ed Substation, Residential

WEST: Agricultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-00-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-547-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@Langan.com	FAX: 312-547-7701

ATTACHMENTS

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

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

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

APPLICATION FOR REZONING

REZONING STANDARDS
PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE: See project narrative.
PLEASE STATE HOW THE MAP AMENDEMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES: See project narrative.
PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABILE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT: See project narrative.
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: See project narrative.

United City of Yorkville
651 Prairie Pointe Drive
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Fax: 630-553-7575
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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: See project narrative.
PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE: See project narrative.
PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY: See project narrative.

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APPLICATION FOR REZONING

AGREEMENT

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

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

PETITIONER SIGNATURE	DATE: 3/14/2025

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

OWNER SIGNATURE	DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt
PRINT NAME

Senior Vice President
TITLE


SIGNATURE*

3/14/25
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		

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 4/9/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, LP
MAILING ADDRESS: 6250 N. River Road, Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple Owners, See Attachement

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

PROPERTY STREET ADDRESS: See Attachment

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road

CURRENT ZONING CLASSIFICATION: Agricultural	REQUESTED ZONING CLASSIFICATION: M2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 540

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

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Agricultural

EAST: Agricultural

SOUTH: Brightfarms, Com Ed Substation, Residential

WEST: PUD, Agircultural

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-547-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@langan.com	FAX: 312-547-7701

AGREEMENT

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

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

_____ 4/11/2025

PETITIONER SIGNATURE DATE

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

_____ _____

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	☐ YES	■ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?	■ YES	☐ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

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

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

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT 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:

See project narrative.

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:

See project narrative.

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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: See project narrative.
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED: See project narrative.
PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS: See project narrative.
PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN: See project narrative.

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt
PRINT NAME

Senior Vice President
TITLE

SIGNATURE*

4/11/2025
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		
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APPLICATION FOR PUD PRELIMINARY PLAN

DATE: 3/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Project Steel

PETITIONER INFORMATION

NAME: JC Witt	COMPANY: Prologis, L.P.
MAILING ADDRESS: 6250 N. River Road Suite 1100	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: jwitt@prologis.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Multiple owners, See Attachment

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

PROPERTY STREET ADDRESS: See Attachment

TYPE OF REQUEST:

■ PRELIMINARY PLAN ☐ AMENDED PREMILINARY PLAN

TOTAL LOT ACREAGE: 540	CURRENT ZONING CLASSIFICATION: A1, A1-SU

ATTACHMENTS

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

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APPLICATION FOR PUD PRELIMINARY PLAN

ATTORNEY INFORMATION	
NAME: Greg Jones	COMPANY: Ancel Glink, P.C.
MAILING ADDRESS: 140 South Dearborn Street, Suite 600	
CITY, STATE, ZIP: Chicago, IL 60603	TELEPHONE: 312-604-9195
EMAIL: gjones@ancelglink.com	FAX: 312-782-0943
ENGINEER INFORMATION	
NAME: Andrew Uttan, PE	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: auttan@langan.com	FAX: 312-5477-7701
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Maione, PS	COMPANY: Langan Engineering
MAILING ADDRESS: 200 West Madison Street, Suite 1920	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-547-7700
EMAIL: amaione@langan.com	FAX: 312-547-7701

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PETITIONER SIGNATURE _____ DATE 3/14/2025

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

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PLEASE NOTARIZE HERE:

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PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

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TITLE


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ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

Attachment 1

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X _____
Name:

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

_____
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Jamaica Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X _____
Name:

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

_____ [seal]
(Notary Public)

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 328064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

Howard Rosenwinkel
X Rebecca Rosenwinkel
Name:

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

Robin E. Guzman
(Notary Public) [seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X Mark Rosenwinkel

Name:

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

Robin E. Guzman
(Notary Public)

[seal]

"OFFICIAL SEAL"
ROBIN E GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 326064
MY COMMISSION EXPIRES 10/26/2027

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-06-300-001
02-07-100-007
02-07-300-002
02-07-400-002
02-07-400-003
02-07-400-004
02-08-300-004
02-08-100-007
02-18-200-002
02-18-200-003

X
Name:

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

(Notary Public)

[seal]

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X _____
Name: Edward F. Schultz
Trustee

_____
George Ostreko, Jr.

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

_____
(Notary Public)

[seal]

"OFFICIAL SEAL"
THOMAS W GRANT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/26/2027

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

[SIGNATURES ON FOLLOWING PAGE]

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

AUER

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

Elector's Name	Elector's Address/PIN	Elector's Signature

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

Attachment 1

Annexation Territory Legal Description

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

Schultz Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:
02-07-100-008
02-06-400-005

Foltz Parcel:
02-07-200-009

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-100-008
02-06-400-005

Estate of Mary C. Auer

By: DocuSigned by: Crystal Jernigan
82C37A3F73424C0...
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO
before me this 23 day of ~~March~~ April, 2025

(Notary Public) [seal]

OFFICIAL SEAL
AMY F THOMAS STOMPANATO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/28/2027

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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Edward F. Schultz		
George Ostreko, Jr	1410 E Beecher Road Bristol, IL 60512	

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Edward F. Schultz		

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Subject Property Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X _____
Name: Edward F. Schultz
Trustee

_____
George Ostreko, Jr.

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

_____
(Notary Public)

[seal]

"OFFICIAL SEAL"
THOMAS W GRANT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/26/2027

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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[SIGNATURES ON FOLLOWING PAGE]

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AUER

Petitioner Signatures

(Owners of Record)

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(Electors, if any)

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Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

Attachment 1

Annexation Territory Legal Description

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

Schultz Parcels:
02-07-200-010
02-07-200-001
02-07-200-008

Auer Parcels:
02-07-100-008
02-06-400-005

Foltz Parcel:
02-07-200-009

Docusign Envelope ID: 0D0570EC-33F1-485F-9495-3CBCAABC4362

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:
02-07-100-008
02-06-400-005

Estate of Mary C. Auer

By: DocuSigned by: Crystal Jernigan
82C37A3F73424C0...
Crystal Jernigan, Independent Administrator

SUBSCRIBED AND SWORN TO
before me this 23 day of ~~March~~ April, 2025

(Notary Public) [seal]

OFFICIAL SEAL
AMY F THOMAS STOMPANATO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/28/2027

Proposed Consolidated Parcel A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.21 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37’58”, a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;

Course No.22 Thence South16°32'25" West a distance of 267.93' to a point;

Course No.23 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.24 Thence South 16°32’25” West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

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

Course No.26 Thence North 87°15’26” East along said Schleining Land, a distance of 443.00 feet to a found ½” rebar;

Course No.27 Thence South 17°00’48” East along said Schleining Land, a distance of 1149.27 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the South line of said Section 6;

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

Proposed Consolidated Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.24 Thence North 87°34’15” East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8” rebar with cap “LANGAN ENG.” along the East line of the Northeast Quarter of said Section 8;

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

Ancel Glink

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

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

March 14, 2025

Via: E-Mail and Messenger

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

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

Dear Krysti,

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

I. Background

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

The Subject Property is primarily used for farming and is bordered on the east and north by agricultural uses. BrightFarms' industrial greenhouse facility is located south of the Subject Property and, south of that, is a Commonwealth Edison substation facility and the site of Cyrus One's recently-approved data center campus. Excluding the current and pending developments south of the Subject Property, the area is predominantly agricultural property.

Yorkville's 2016 Comprehensive Plan Update ("**Comprehensive Plan**") designates the Subject Property's future land use as "estate/conservation residential" and the land immediately south of the Subject Property as "general industrial." Notably, the Comprehensive Plan acknowledges future land use designations are intended to be adjusted as circumstances warrant change. (Comprehensive Plan p. 80) As discussed further below, the increasing need for data center infrastructure nationwide and Yorkville's recent embrace of data center and industrial

development on nearby properties supports revisiting the Comprehensive Plan's future land use designation, which was adopted nearly a decade ago before the benefits of and demand for data centers became so apparent.

II. Proposal

Prologis proposes to annex and facilitate development of the Subject Property in 3 phases, all as detailed in the Phasing Plan enclosed as Exhibit B. Construction on the first phase is anticipated to begin during the summer of 2027, and Prologis anticipates the Subject Property will be fully developed over the course of 20 years. Each phase will be served by its own stormwater and other infrastructure that will be built in tandem with the private improvements included in each phase. Due to the project's scale and the need to coordinate with third-party utility providers, including (among others) Commonwealth Edison ("**ComEd**") and the Yorkville-Bristol Sanitary District, the precise start dates for each phase will necessarily depend on a variety of factors that are currently fluid.

Upon completion, Prologis expects the Subject Property to be home to 24 data center facilities that include more than 9 million square feet of floor area, 3 ComEd substations, up to 8 stormwater detention facilities, a realigned and reconstructed public street (East Beecher Road), and related public and private improvements. Prologis' investment in the Subject Property is expected to exceed one billion dollars.

Prologis seeks approval of several requests to facilitate the Subject Property's development, including:

1) Annexation of the Subject Property and approval of an annexation agreement;

2) A map amendment to zone the Subject Property M-2 General Manufacturing ("**M2 District**") upon annexation;

3) Vacation and realignment of Beecher Road to create a secure data center campus and increase traffic efficiencies in the area; and

4) A special use for a preliminary PUD, including the deviations / variations identified in Section II(d) below.

In addition to the above entitlement requests, Prologis proposes to enter into a public utility infrastructure agreement with Yorkville to allow Prologis to recover its upfront investment in water infrastructure, wastewater infrastructure, and Beecher Road improvements.

Additional details concerning each of Prologis' requests is below, including responses to the applicable UDO standards.

a) Annexation and Annexation Agreement

Annexation petitions are attached as Exhibit C and a draft annexation plat will be provided shortly. The Subject Property encompasses approximately 540 acres, is contiguous to Yorkville's corporate boundaries on the south, west, and east, and is eligible for annexation into the Village. Prologis anticipates entering into an annexation agreement with Yorkville containing mutually beneficial terms governing the Subject Property's annexation and future development.

b) Map Amendment

Prologis proposes to rezone the Subject Property from its current Kendall County zoning designations to Yorkville's M2 District. Data centers and electrical substations are both identified as permitted uses in the M2 District. (UDO Sec. 10-3-12(B)) Prologis' responses to the UDO's rezoning standards are below.

Standard 1: State how the map amendment is consistent with the Comprehensive Plan and the purposes of the UDO.

The Comprehensive Plan identifies the Subject Property's future land use as "estate/conservation residential;" however, the Comprehensive Plan also acknowledges future land use designations are intended to be adjusted as circumstances warrant change. Area development patterns and opportunities have changed significantly since the Comprehensive Plan's adoption in 2016. The need for data center infrastructure has increased dramatically in recent years – something that Yorkville has acknowledged by amending the UDO to encourage data center projects generally, and, more specifically, by approving a data center project just south of the Subject Property. Yorkville has embraced industrial and energy redevelopments along the Eldamain Road corridor, including on property immediately south of the Subject Property, which (like the Subject Property) the Comprehensive Plan designated for future development as estate/conservation residential. Zoning the Subject Property M2 upon annexation is a logical extension of the zoning and development pattern Yorkville has already embraced.

Standard 2: State how the map amendment is consistent with the existing and planned uses of nearby properties.

The Eldamain Road corridor is planned for industrial and energy uses. Yorkville approved a data center project last summer at the intersection of Eldamain Road and Faxon Road. ComEd distribution lines bisect the Subject Property and a large substation is located just south of the Subject Property. An industrial-grade farming facility (BrightFarms) is located immediately south of the Subject Property, and we understand a solar farm will shortly be built east of the Subject Property. Yorkville has recently invested significantly in regional water and sanitary sewer infrastructure upgrades that would support the redevelopment of the Subject Property with additional industrial and energy uses. Prologis' development represents the logical extension of the existing use pattern and realization of Yorkville's intended outcome for the area.

Standard 3: State how the proposed zoning designation is suitable for the Subject Property.

The M2 District provides suitable regulation for future development of the Subject Property. The properties on the east side of Eldamain Road adjacent to the Subject Property and extending south to the train tracks (a distance of 2+ miles) are almost uniformly zoned M2. Applying the M2 District to the Subject Property is consistent with the area's existing zoning composition. Further, the M2 District accommodates large-lot, campus-style developments consistent with Prologis' proposal. The Subject Property is large enough to mitigate potential off-site impacts (although few such impacts are anticipated) through the use of buffers greatly in excess of minimum setbacks, screening, and perimeter landscaping. Further, the proposed data center and electric utility uses are permitted by right in the M2 District.

Standard 4: State how the proposed map amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

The property located immediately west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks for the Subject Property. The property located south of the Subject Property is occupied by an industrial agricultural use (BrightFarms) and is zoned PUD. The east side of the Eldamain Road corridor from Faxon Road on the south to Corneils Road on the north is uniformly zoned M2. Rezoning the Subject Property to the M2 District is the logical northward extension of the M2 Zoning District.

Standard 5: State how the Subject Property will meet the minimum frontage and area requirements in the M2 District.

The M2 District does not establish minimum lot size or lot width standards. Regardless, the Subject Property has frontage on four public streets – Eldamain Road, Galena Road, Corneils Road, and Beecher Road – and contains 540 acres. The Subject Property will utilize that space and right of way adjacency to develop a thoughtful campus that is mindful of adjacent land uses and aesthetic integrity.

Standard 6: State the community need for the proposed land use.

Technological advances have increased the need for data center infrastructure to support the modern economy and a rapidly advancing society. Developing the Subject Property as a data center campus will position Yorkville and the entire region for continued growth while delivering increased tax revenue and infrastructure upgrades necessary to support Yorkville.

Standard 7: State the length of time the Subject Property has been vacant as zoned considered in the context of the land development in the area in the vicinity of the Subject Property.

The Subject Property has been farmed for many years. The Comprehensive Plan acknowledges the Subject Property will redevelop upon annexation, and Yorkville has recently and consistently

embraced industrial and energy uses in the surrounding area. Allowing the Subject Property to redevelop as a data center campus will allow the Subject Property to be improved in a manner that is consistent with Yorkville's development goals for the Eldamain Road corridor.

c. Right of Way Vacation

Beecher Road is a low-volume, 2-lane, rural road without curb, gutter, or other public improvements that currently bisects the Subject Property from north to south. While Beecher Road has historically provided adequate access for nearby agricultural uses, the road's location presents significant challenges to the Subject Property's successful redevelopment. Beecher Road bisects all 3 substation lots and 4 planned stormwater facilities as it meanders east and north through the Subject Property. Designing around Beecher Road is challenging at best and produces a layout that is less accessible and less secure for data center operators.

Prologis proposes to realign Beecher Road to the east to provide a clear, unimpeded path of travel that aligns with the existing E. Beecher Road. This requires vacating W. Beecher Road and part of E. Beecher Road so Prologis can construct a new E. Beecher Road consistent with Yorkville's standards for collector streets. The proposed realigned will not eliminate access for properties located adjacent to Beecher Road as it exists today. Prologis will continue to provide access to those properties that rely solely on Beecher Road for access, including the property located at 1010 Beecher Road. Prologis is confident that the realigned Beecher Road will benefit both the Subject Property and the region by providing a predictable, efficient, and safe roadway network.

d. Special Use for a Planned Unit Development

The UDO requires all lots containing 4 or more acres in the M2 District develop as a PUD. Prologis seeks approval of a special use for a preliminary PUD to develop the Subject Property as a data center campus. Below are responses to the UDO's relevant standards and a list of requested UDO deviations.

Special Use Standards

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

The proposed data center campus will promote the public health, safety, and welfare. The proposed M2 zoning designation allows data centers and electric substations as a permitted use, communicating Yorkville's commitment to attracting and supporting these types of developments. The development will produce significant construction jobs as well as long-term employment opportunities for area residents and generate significant tax revenue for Yorkville. Prologis seeks to invest significantly in the 500+ acre Subject Property that has long been used for agricultural purposes and help Yorkville to establish itself as a regional leader in the modern economy.

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

Despite the high level of investment associated with creating a data center campus of this scale, data centers are passive uses that rarely impose negative impacts on surrounding properties. The Subject Property is divided by ComEd right of way – one of the reasons the Subject Property is appealing for data center users. The property located west of the Subject Property is zoned M2 – the same zoning designation Prologis seeks here. Properties to the north are occupied by an industrial concrete plant (Kendall County Concrete) and, north of Galena Road, additional agricultural uses. To the east is a solar farm that should shortly come on-line and additional agricultural uses.

To mitigate potential impacts on neighboring properties, Prologis proposes setbacks that greatly exceed those required by the M2 Zoning District and enhanced landscaping along the Subject Property's perimeter. The development is consistent with nearby uses and zoning rights and, in some cases, far less intense than neighboring uses. Prologis' proposed investment in the Subject Property is estimated, upon completion, to exceed one billion dollars, which will increase nearby property values.

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

Yorkville previously determined that it is sound policy to allow data centers as a permitted use in the M2 Zoning District. The data center and substation uses are not responsible for Prologis' special use request; the UDO allows those uses by right. Instead, the special use request is driven by the UDO's requirement that the Subject Property develop as a PUD because of its size. Allowing Prologis to establish a permitted use on the Subject Property will promote consistent development along the Eldamain Road corridor – much of which is also zoned M2. Developing the Subject Property as a PUD also provides predictability to nearby property owners, as Prologis is committing to construct the development on a schedule and in accordance with certain plans and agreements. This level of transparency is both unique and beneficial to surrounding property owners.

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

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a

"looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control than presently exists during storm events.

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

Data centers are a relatively passive use. Unlike other commercial and industrial uses, data centers generally do not generate significant traffic, particularly during morning and evening peaks. The development is designed to primarily accommodate vehicle traffic internally, which reduces the need for users to rely on public streets when navigating within the campus. Nevertheless, the development is accessible from Galena Road, Eldamain Road, Corneils Road, and the realigned E. Beecher Road. This design reduces reliance on public streets while still preserving a healthy level of access to the Subject Property.

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

The 2016 Comprehensive Plan expressly acknowledges that Yorkville should update future land use designations as circumstances change. Since 2016, the data center industry has grown exponentially, a change that Yorkville has positioned itself well to capitalize upon. Yorkville recently approved a data center project south of the Subject Property and has actively rezoned much of the Eldamain Road corridor to the M2 Zoning District. Yorkville's UDO – the document primarily responsible for implementing the Comprehensive Plan's vision – allows data centers and supporting uses as a permitted use in the M2 Zoning District. Allowing a data center to be built on the Subject Property represents the logical implementation of the policy direction Yorkville has adopted over the last few years.

Planned Unit Development Standards

Standard 1: Please state how the PUD is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted City plans and policy documents.

The Comprehensive Plan acknowledges that future land use designations should change as circumstances change. Since the Comprehensive Plan's adoption in 2016, the demand for data center infrastructure has increased exponentially. Simultaneously, Yorkville modified its UDO to allow data centers as a permitted use in certain zoning districts, approved a data center project just south of the Subject Property on Eldamain Road, and modified the future land use designation of the adjacent property (to the west) from "estate/conservation residential" to "industrial." Prologis'

plan to develop the Subject Property as a data center campus represents the logical northward extension of the land use pattern Yorkville has embraced along the Eldamain Road corridor.

Standard 2: Please state how the PUD is laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another.

The Subject Property will be developed in a comprehensive and cohesive manner consistent with the preliminary plan accompanying Prologis' application. The preliminary plan divides the work into 3 phases, each of which will be self-sufficient. Prologis proposes only two uses for the Subject Property: (1) data centers; and (2) electric substations. These two uses are complimentary to and reliant upon each other, and the Subject Property will be developer as sufficient power capacity is secured. The Subject Property's perimeter features enhanced setbacks and landscape treatments that communicate a high level of design and provide a consistent and quality "front door" for the development.

Standard 3: Please state how the PUD is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

The proposed development will not impair the supply of light or air to nearby properties, nor will it substantially increase the danger of fire or endanger the public health, safety, and welfare. The development features 2-story data center facilities located on predominantly flat land. The height of these buildings, coupled with perimeter setbacks that greatly exceed what is required by the UDO, will not materially impact light supply. Within the site, the buildings are set back from each other at a sufficient distance to have no meaningful impact on light or air supply. Each data center facility is surrounded by a drive aisle wide enough to accommodate 2-way traffic, including emergency services vehicles.

Standard 4: Please state how the PUD includes uses that are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

The proposed data center campus is consistent with the use and zoning of nearby properties. As discussed earlier, much of the Eldamain Road corridor is zoned M2 – the same designation sought for the Subject Property. Yorkville recently approved a data center campus on property located south of the Subject Property. ComEd right of way occupied by transmission lines passes through the middle of the Subject Property, and a large ComEd substation is located south of the Subject Property on the opposite side of Corneils Road. Establishing a data center campus (which is permitted by right in the M2 district) on the Subject Property is consistent with Yorkville's existing and future development goals for the area.

Standard 5: Please state how the PUD is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it.

The Subject Property is nearly surrounded by public streets that provide more than sufficient access for this relatively passive use. Consistent with industry standards and end-user requirements for data centers, vehicle access to the Subject Property will be provided primarily by private access drives, all of which will be privately constructed, maintained, and operated. This arrangement significantly reduces maintenance obligations Yorkville would otherwise assume if the access drives were publicly dedicated rights of way. Each data center facility will have a "looped" driveway to provide emergency services and others necessary access to all sides of each structure.

Prologis will also invest significantly in regional water and sewer utility upgrades necessary to serve the Subject Property and promote future redevelopment opportunities in the area. The Subject Property will also be served by numerous stormwater facilities that will provide a greater degree of control during storm events than presently exists.

Standard 6: Please state how the PUD does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcels proposed for development.

The proposed development does not substantially adversely impact any known archaeological, historical, or cultural resource. Prologis is unaware of any such resources and, should one be identified, Prologis will work cooperatively with Yorkville to address any reasonable concerns.

UDO Deviations

1) Interior Setbacks (UDO Sec. 10-3-9): The UDO requires each M2-zoned lot to provide a 25' front yard setback and a 20' interior side yard setback. The proposed campus-style development will be served primarily by private access drives and requires relief from these setback requirements. Prologis instead proposes that setbacks for the Subject Property only be measured from the property's perimeter.

2) Energy Use Standards (UDO Sec. 10-4-10): The UDO provides that a data center qualifies as an "energy industrial use." Prologis seeks a deviation to ensure that any UDO standards Yorkville subsequently adopts governing energy industrial uses will not apply to the Subject Property.

3) Off-Street Parking (UDO Sec. 10-5-1(H)(5)): The UDO requires data centers to provide 0.3 parking spaces for each 1,000 square feet of floor area. Prologis expects each data center to contain approximately 379,100 square feet, which would require 114 parking spaces per building. Prologis proposes to provide 47 parking spaces for each building, which is consistent with both industry standards and actual parking demand experienced at

Prologis' other data center facilities. Further, parking shall not be calculated on a lot-by-lot basis.

4) Off-Street Loading (UDO Sec. 10-5-1(Q)): Prologis requests that Yorkville accept 1 loading space for each data center facility, and waive any requirement for further loading space accommodation.

5) Cross Access (UDO Sec. 10-5-1(F)): The UDO requires cross access between properties; however, based on security concerns associated with data center projects and the general lack of development adjacent to the Subject Property, Prologis asks Yorkville to waive this requirement.

6) Pedestrian Circulation (UDO Sec. 10-5-1(N)): Prologis plans to provide sufficient pedestrian walkways between parking lots and data center facilities; however, Prologis does not plan to provide pedestrian connections between data center facilities. In Prologis' experience, employees and visitors infrequently visit more than one data center facility at a time. Further, the sheer size of the Subject Property and anticipated security protocols makes it unlikely that visitors would travel on foot between data center facilities. Prologis asks Yorkville to waive this requirement.

7) Bicycle Parking (UDO Sec. 10-5-1(O)): The Subject Property's location eliminates any reasonable likelihood that bike parking would receive any meaningful, regular use. Prologis requests that Yorkville waive bike parking requirements for the Subject Property.

8) Landscaping (UDO Sec. 10-5-3): The UDO requires significant landscaping to be installed in and around parking lots and around building foundations. The secure nature of the proposed campus reduces the value received when such landscaping is provided in a public-facing development. In place of interior landscape requirements, Prologis proposes to install enhanced landscaping along those parts of the Subject Property's perimeter that are adjacent to public streets (i.e., Eldamain Road, Galena Road, Corneils Road, and Beecher Road).

9) Mechanical Unit Screening (UDO Sec. 10-5-4(B) and (C)): The UDO requires ground and roof mounted mechanical units to be screened. The development will feature primarily ground mounted units, as is customary in data center developments, but there will also be rooftop mechanical units. Recognizing that these units will be set back far from any public roadway, Prologis seeks Yorkville's approval of the following screening standards: (1) vinyl fencing for ground mounted units equal to the height of the generator unit, excluding stacks protruding above the generator; and (2) no screening for rooftop units.

10) Fences (UDO Sec. 10-5-5): The UDO prohibits fences from extending beyond the front plane of the primary building façade and limits fence height to no more than 8 feet. Prologis seeks Yorkville's approval of fencing in the locations identified on the preliminary plan, portions of which are located closer to the right of way than the building facade.

Prologis also seeks approval to construct fences measuring up to 12 feet in height to ensure the Subject Property is appropriately secured.

11) Appearance Standards (UDO Sec. 10-5-8-(4)): The UDO provides that industrial buildings must meet certain design standards, including requiring that any building measuring longer than 100 feet must incorporate recesses along at least 30% of the façade facing a street. Recognizing that the data center facilities are set back significantly from adjacent rights of way, Prologis seeks to waive appearance standards in exchange for Prologis' commitment to construct the buildings of masonry, pre-cast materials.

12) Frontage on a Public Street (UDO Sec. 10-7-2): The UDO requires all new lots abut a public street. Acknowledging that Prologis is proposing a secure data center campus primarily served by private drives, Prologis asks Yorkville to waive this requirement and approve – in the future – subdivision of the Subject Property into lots that Prologis reasonably determines sufficient to facilitate the use, operation, maintenance, and disposition of the Subject Property.

13) Street Standards (UDO Sec. 10-7-3 and 10-7-4): The UDO establishes standards for street construction and circulation. Excluding the realigned Beecher Road, the proposed development does not include new streets. Accordingly, Prologis asks Yorkville to waive these requirements.

e. Incentive Requests

Prologis plans to invest significantly in constructing water and wastewater extensions and a half mile of new public right of way – East Beecher Road. This public infrastructure will both support Prologis' development and accelerate Yorkville's realization of the land use goals set forth in the Comprehensive Plan. Among other things, Prologis' investment will eliminate the need for a large, up-front, investment in regional-scale public infrastructure and "set the stage" for redevelopment that would otherwise not be feasible. Neighboring properties and Yorkville as a whole will benefit significantly from Prologis' investment in public infrastructure.

Prologis proposes entering into a public utility infrastructure agreement allowing Prologis to recover its up-front investment in public improvements over a period of 20 years. There are two funding sources for reimbursement: (1) a share of the utility tax generated by the Subject Property; and (2) recapture fees paid by properties that benefit from the improvements Prologis constructs. The agreement will also provide reasonable assurances regarding water capacity to ensure Prologis can fully develop the Subject Property. Prologis would appreciate an opportunity to further discuss with Yorkville the specific terms of this agreement.

III. Conclusion

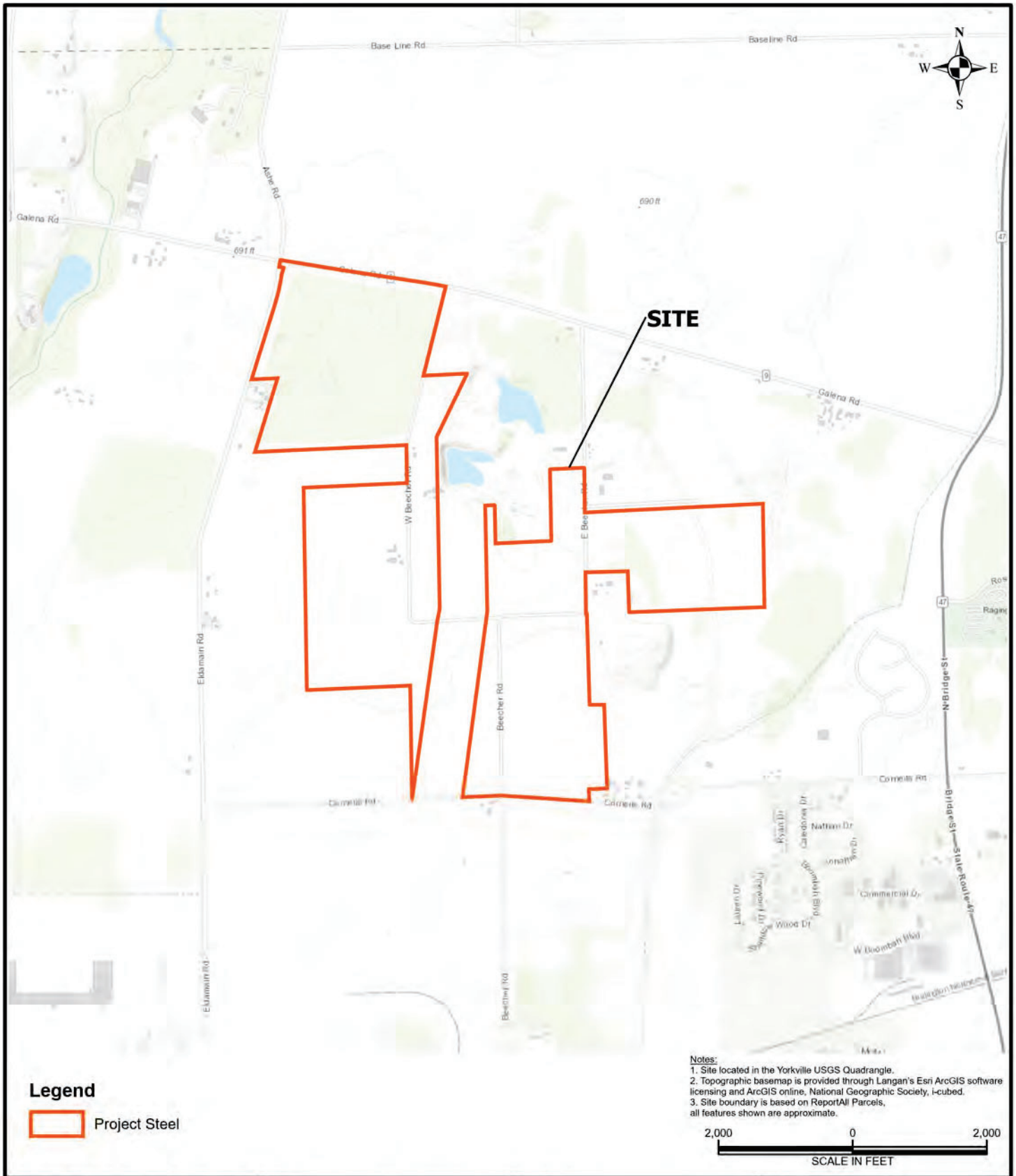
Prologis respectfully requests Yorkville approve its application for annexation and development to facilitate the future redevelopment of the Subject Property. Please do not hesitate to contact me with questions.

Sincerely,

Gregory W. Jones

cc: JC Witt, Prologis (via e-mail)
Katie Fraser, Prologis (via e-mail)

Enclosures



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Chicago, IL 60606

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Project	Figure Title	Project No.	Figure
( )	SITE LOCATION MAP	541061101	A
BRISTOL		Date 2/2/2025	
KENDALL COUNTY IL		Scale 1"=2,000'	
		Drawn By RDB	

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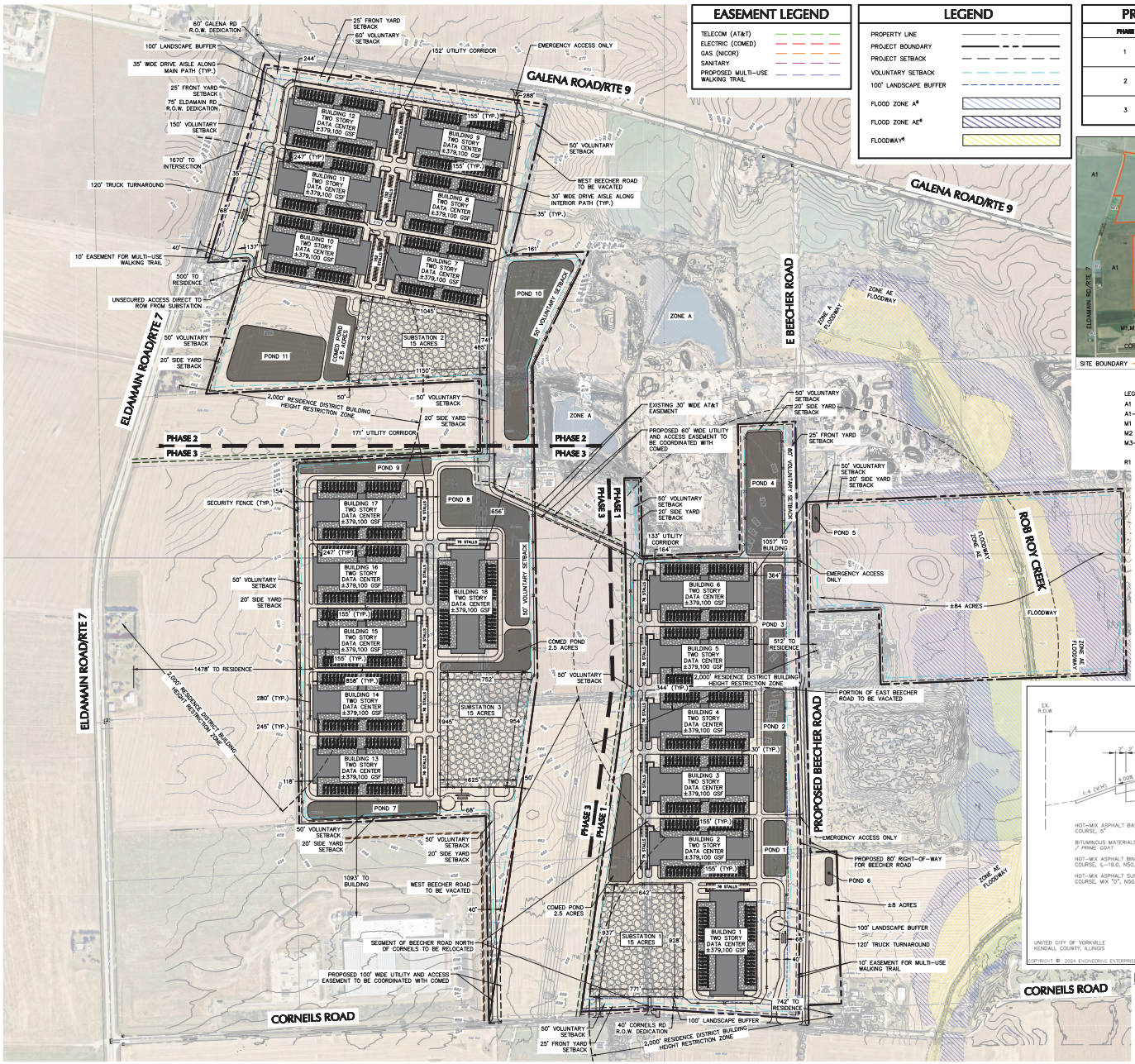
EXHIBIT B

PROPOSED PHASING SCHEDULE		
PHASE	**BUILDINGS**	**SITE FEATURES**
1	7 TOTAL (BUILDINGS 1–7)	5 PONDS (1–5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8–16)	2 PONDS (8–9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17–24)	2 PONDS (6–7) SUBSTATION 3 ASSOCIATED PARKING



EASEMENT LEGEND

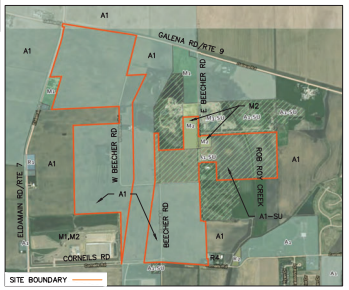
- TELECOM (AT&T)
- ELECTRIC (COMED)
- GAS (NICOR)
- SANITARY
- PROPOSED MULTI-USE WALKING TRAIL

LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- PROJECT SETBACK
- VOLUNTARY SETBACK
- 100' LANDSCAPE BUFFER
- FLOOD ZONE A[4]
- FLOOD ZONE AE[4]
- FLOODWAY[4]

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING



ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1–SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3–SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE–FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONED: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONED: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (138 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10–3–9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10–3–9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10–3–9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	----
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10–3–9
LANDSCAPE ZONE (FEET)	30	50	2009–42
REQUIRED YARD (FEET)			
FRONT	25	±80	10–3–9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10–3–9
REAR	N/A	±50	10–3–9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10–3–9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10–3–9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10–3–9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	----
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10–3–9
LANDSCAPE ZONE (FEET)	30	50	2009–42
REQUIRED YARD (FEET)			
FRONT	25	±150	10–3–9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10–3–9
REAR	N/A	±50	10–3–9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10–4–10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10–5–1(D)
E/V PARKING	1 PER 50	10[5]	10–5–1(K)

LOT B - PHASE 2

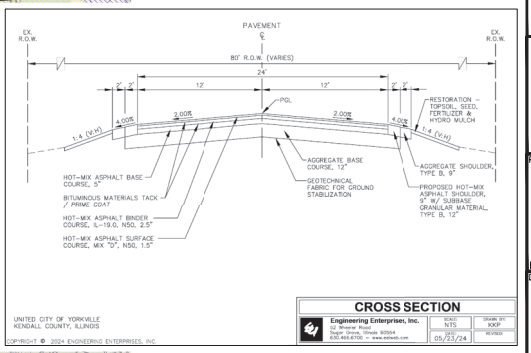
EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10–4–10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10–5–1(D)
E/V PARKING	1 PER 50	10[5]	10–5–1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[3]	456[3]	10–4–10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10–5–1(D)
E/V PARKING	1 PER 50	10[5]	10–5–1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT–OF–WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC. ANALYSIS BY ENGINEERING ENTERPRISES, INC.



PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

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200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No. 541061101	Drawing No. PUD-02
Date 5/16/2025	
Drawn By NRR	
Checked By TDO	Sheet 1 of 1

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Date: 7/25/2025 Time: 14:05 User: alpharma Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-0102-CS101-0101



LEGEND

PROPERTY LINE		GRAVEL/PAVEMENT	
PROJECT BOUNDARY		POND	
PROJECT SETBACK		ZONE A	
VOLUNTARY SETBACK		ZONE AE	
100' LANDSCAPE BUFFER		BUFFER PLANTING	
PROPOSED MULTI-USE WALKING TRAIL		MEADOW MIX	
BUILDING		EVERGREEN TREE	
LAWN		SHADE TREE	
ENHANCED PLANTING		ORNAMENTAL TREE	
8' HT. BERM			

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ARR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2–3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2–3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2–3" CAL.	B&B
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2 1/2–3" CAL.	B&B
GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2 1/2–3" CAL.	B&B
PV	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	2 1/2–3" CAL.	B&B
QB	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2–3" CAL.	B&B
TA	TILIA AMERICANA / AMERICAN LINDEN	2 1/2–3" CAL.	B.R.
UA	ULMUS AMERICANA / AMERICAN ELM	2 1/2–3" CAL.	B&B
UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2 1/2–3" CAL.	B&B
EVERGREEN TREES			
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6–8' HT.	B&B
PD	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6–8' HT.	B&B
TN	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	6–8' HT.	B&B
TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6–8' HT.	B&B
ORNAMENTAL TREES			
AG	AESCULUS GLABRA 'JN SELECT' / EARLY GLOW™ OHIO BUCKEYE	8–10' HT.	B&B
ALE	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY	8–10' HT.	B&B
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	8–10' HT.	B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	8–10' HT.	B&B
MR	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	8–10' HT.	B&B
VB	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	8–10' HT.	B&B

Date	Description	No.
Revisions		

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Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 541061101	Drawing No. LP101
Date 05/16/2025	
Drawn By SD	
Checked By MS	Sheet 1 of 1

Project No. 541061101

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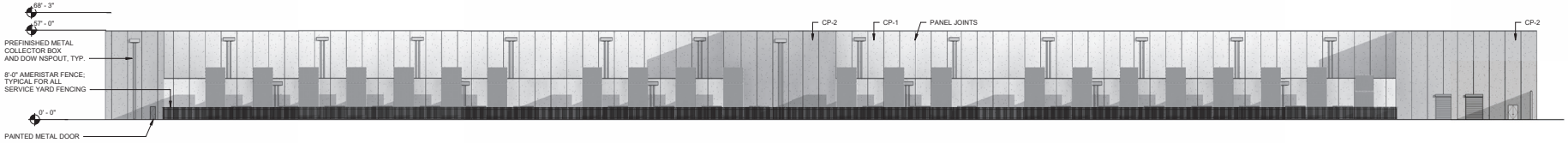
Date: 7/25/2025 Time: 13:39 User: cwilliamson Style Table: Langan.stb Layout: LP101 Document Code: CP01-541061101-0102-LP101-0101

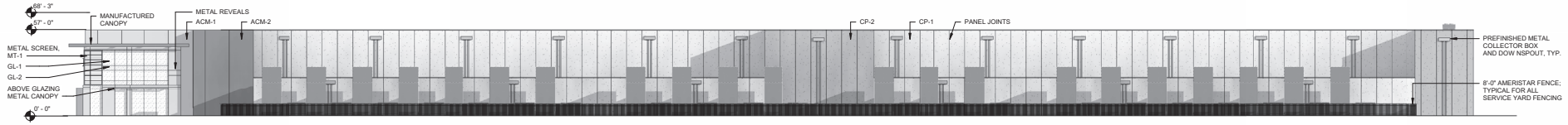



DATA CENTER

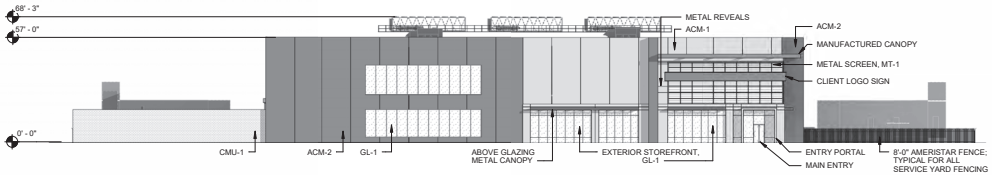




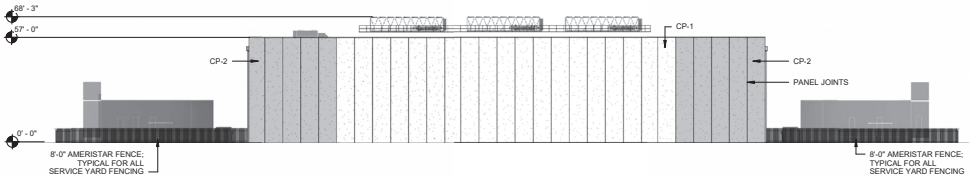
4 NORTH EXTERIOR ELEVATION
1/32" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/32" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/32" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/32" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
PAINTED

ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
PAINTED

GL-2 | GLAZING
SPANDREL

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Ahead of what's next

EXTERIOR ELEVATIONS

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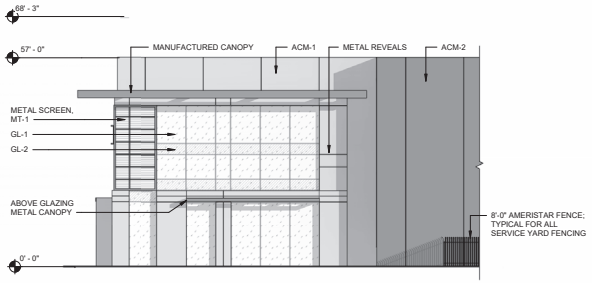
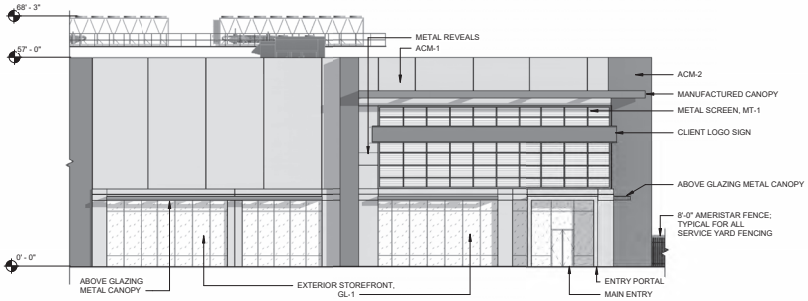


2 ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"

CP-1 | TILT-UP CONCRETE PANEL
PAINTED

ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH

MT-1 | METAL SCREEN
PERFORATED METAL PANEL

GL-1 | GLAZING
TRANSPARENT

CP-2 | TILT-UP CONCRETE PANEL
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ACM-2 | COMPOSITE METAL PANEL
DARK FINISH

CMU-1 | CMU BLOCKING
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GL-2 | GLAZING
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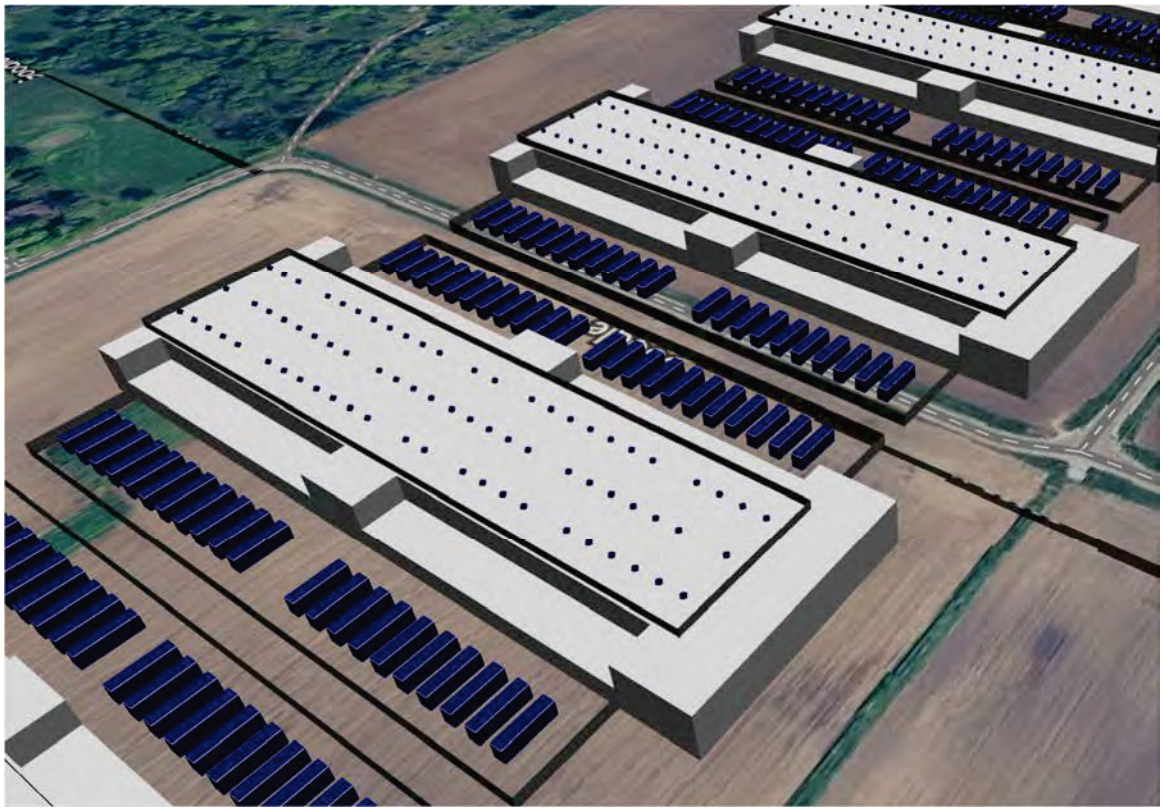
Shiner Acoustics, LLC

Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Langan – Project Steel Environmental Noise Assessment



SA project 1250506

Revision A
August 12, 2025

Shiner Acoustics, LLC
225 West Washington Street, Suite 1625
Chicago, Illinois 60606

Prepared for
Prologis
6250 N. River Rd., Ste. 1100
Rosemont, Illinois, 60018

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1. Summary

The noise evaluation for the Project Steel data centers in Yorkville, Illinois comprises two phases: environmental sound measurements at the proposed site and predictions of the project's outdoor sound levels. For the first phase, Shiner Acoustics, LLC took sound measurements from June 23 to 27, 2025, which were documented in a July 3, 2025 report. The second phase consisted of reviewing project documents and vendor data, developing an acoustical model of the equipment, predicting environmental sound levels, determining compliance, and recommending mitigation.

Long-term sound measurements were taken on the site, before facility construction and installation of outdoor equipment. The measurements showed that environmental sound levels were moderate, with average baseline (L_{90}) sound levels of 39 to 42 dBA.

The Yorkville noise code limits noise to residential land uses for the daytime (60 dBA) and nighttime (50 dBA) periods. The Illinois noise code limits noise from commercial to residential land uses for the daytime (about 55 dBA) and nighttime (about 44 dBA) periods.

The site has residences in every direction. Two residences and the Caledonia subdivision are in Yorkville, so the Yorkville sound limits apply. The remaining residences are located in unincorporated Kendall County, so the Illinois limits apply.

Facility noise sources and outdoor sound propagation to the residences were modeled with acoustical software. The facility's base design includes outdoor chillers, rooftop units, and enclosed emergency generators.

We analyzed environmental noise with the preceding equipment and predict sound levels of 49 to 61 dBA at residential receivers with the rooftop-mounted standard-noise chillers, which exceeds both noise codes.

We revised the acoustical model to include mitigation, such as lower-noise chillers and rooftop sound walls at chillers and generator sets. With these measures, the facility is predicted to achieve compliance with the Yorkville limits.

To achieve substantial compliance with the Illinois limits, the lowest-noise chillers are recommended, in addition to the rooftop and generator set sound walls.

The recommended mitigation is as follows:

- Construct a rooftop sound wall on each building to surround the chillers;
- Construct two sound walls at grade on each building to surround the emergency generators;
- Specify chillers to meet the sound levels described below; and
- Specify emergency generators to meet the sound limits described below.

2. Introduction

The project will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Some properties are located in unincorporated Kendall Co. and some will be annexed into Yorkville, or are currently in Yorkville.

The data center will be built in three phases:

- Six buildings in the southeastern corner of the property;
- Six buildings in the northeastern corner of the property;
- Six buildings in the southwest corner of the property;

Each phase will include a substation and two to three retention ponds. The buildings will be about 380,000 sf each, for a total of 6.8 million sf. Noise-generating equipment will include cooling equipment such as chillers, diesel emergency generators, and rooftop units for building ventilation.

The site will be adjacent to residential properties in every direction. Several residential property lines will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

As part of the annexation, rezoning, and PUD (planned use development) approval process, the City of Yorkville is requiring Prologis to demonstrate compliance with the Yorkville noise code. In addition, compliance with the Illinois noise code is required at many properties.

3. Site Description

The proposed facility will be a data center on a greenfield site in Yorkville, Illinois, as shown in Figure 1. The site is essentially flat in every direction. The noise-sensitive receivers are as follows:

- To the north: multiple residence on Galena Rd.;
- To the east: residence on the east side of the proposed relocated Beecher Rd., residences on Corneils Rd. to the southeast, and the Caledonia subdivision to the southeast;
- To the south: single-family residence on Corneils Rd.; and
- To the west: single-family residences on Eldamain Rd.

4. Measurements

Long-term ambient sound measurements were conducted at four locations surrounding the proposed data center. These locations were chosen due to their proximity to the proposed buildings and associated outdoor equipment.

Measurements were conducted from June 23 to 27, 2025 and are documented in our July 3, 2025 report. Environmental sound varies with time and is commonly quantified by the L_{90} metric, which is the baseline, or steady-state sound level that does not include louder, transient noises such as from vehicles.

Measurements were made in terms of one-third octave bands and an overall A-weighted value. The one-third octave-bands quantified frequency content, and A-weighting is commonly used for environmental sound measurement. A-weighting discriminates against low frequencies in an approximation of human hearing.

A summary of measurement results is shown in Table 1.

Table 1. Sound Measurements
June 23 to 27, 2025

Location	Baseline Sound Level (L_{90}, dB re 20µPa, A-weighted)		
	Lowest	Average	Highest
MP 1	35 6/24 7:00 p.m.	42	51 6/23 3:00 p.m.
MP 2	26 6/24 1:00 a.m.	39	46 6/27 12:00 a.m.
MP 3	31 6/24 12:00 a.m.	41	47 6/23 4:00 p.m.
MP 4	29 6/24 2:00 a.m.	39	45 6/23 3:00 p.m.

The soundscape was affected by wind noise in trees, general traffic noise, including occasional vehicles on nearby roads, and some bird noise.

5. Criteria

The Yorkville code applies to residential properties located in the City of Yorkville. The code contains numeric limits for residential land uses, as shown in Table 1. The code limits noise levels by time of day, with more restrictive limits for nighttime.

Table 1. Yorkville Sound Level Limits

Time of Day	Receiving Property Land Use
	Residential
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA

The code contains an adjustment for the noise duration, as shown in Table 2. Since all noise sources will be operating for 12 minutes per hour or longer, as discussed below, this adjustment does not apply.

The code contains an adjustment for the noise character, as shown in Table 2. Since none of the noise sources have a tonal character, as discussed below, this adjustment does not apply.

Table 2. Yorkville Adjustments to Sound Level Limits

	Adjustment to Sound Level Limit
1. Duration of noise in any one-hour period (use 1 adjustment only):	
a. 12 minutes and longer	Add 0 dBA
b. Under 12 minutes but over 3 minutes	Add 5 dBA
c. Under 3 minutes but over 1/2 minute	Add 10 dBA
d. Under 1/2 minute	Add 15 dBA
2. Noise is impulsive in character (e.g., hammering, firearms discharge, explosions)	Subtract 5 dBA
3. Content of noise includes electronically amplified, reinforced, or reproduced voice or music	Subtract 5 dBA
4. Noise is tonal in character (e.g., hum, screech)	Subtract 10 dBA
5. If measured within a building on the receiving property per subsections 4-4-4.C and D of this chapter	Subtract 20 dBA

The Illinois noise code applies to noise emissions from the data center, which is a commercial land use, to residential land uses in unincorporated Kendall County. The limits are established for daytime and nighttime in each of nine octave bands, as shown in Table 3. Note that the A-weighted level is not limited by the code, but is provided for convenience. In addition, the Illinois noise code limits tones (i.e. prominent discrete tones) to minimize community annoyance caused by this noise characteristic.

Table 3. Illinois Noise Limits

	Sound Pressure Level (dB re 20 µPa)									
	Octave Band Center Frequency (Hz)									Awt*
	31.5	63	125	250	500	1k	2k	4k	8k	
Daytime (7:00 a.m. - 10:00 p.m.)	72	71	65	57	51	45	39	34	32	55
Nighttime (10:00 p.m. to 7:00 a.m.)	63	61	55	47	40	35	30	25	25	44

* A-weighted level provided for convenience; not limited by code

6. Noise Sources

The facility will have rooftop air-cooled chillers and enclosed emergency generators at grade.

Each building will have 84 air-cooled chillers. The basis of design is 300-ton nominal Trane ACR units. The chillers are available with multiple levels of sound emissions, as described below and in Table 4:

- Standard, with the factory default condenser fan speed of 950 RPM;
- Superior or low noise;
- Ultimate or very low noise with four fan speeds of 600, 650, 700, and 950 RPM.

We reviewed Trane one-third octave band sound data for the presence of tones (i.e. prominent discrete tones). The noise data does not show the presence of tones. If the facility were to contain equipment with tonal noise emissions, its sound levels would be compared to a much more stringent (10 dB lower) Yorkville noise code. The Illinois noise code limits tones at residential receivers.

Each building will have 43 (42 critical and 1 house) packaged emergency generators, each with a 3 MW engine and generator. The enclosures will have inlet and relief ventilation silencers, and there will be an engine exhaust silencer or muffler. The units will be specified to meet 85 dBA at 23 ft and this sound rating was used as the basis of design for this project. Each emergency generator will be exercised 30 minutes per month between 11:00 a.m. and 5:00 p.m.

Table 4 shows the equipment noise emissions in terms of sound power levels. Sound power levels are independent of measurement distance and enable the acoustic emissions of different sources to be compared.

Table 4. Noise Sources

Equipment	Option	Sound Power Level (dBA) (L_w, dB re 10^{-12} W, A-weighted)
Trane ACR air-cooled chiller, 300 tons nominal, 100% load	Superior	102
	Superior or low-noise	98
	Ultimate or very low noise (fan 700 RPM)	94
	Ultimate or very low noise (fan 650 RPM)	92
	Ultimate or very low noise (fan 600 RPM)	90
	Ultimate or very low noise (fan standard RPM)	101
Genset enclosure (85 dBA at 23 ft)	n/a	113

There will be rooftop mechanical units (RTUs) serving the data center, but no information was available on these. These can be included in future iterations of the acoustical analysis. The facility will have three substations, which will have transformers. Since the substations are not laid out, at Prologis' direction these noise sources were not included in the acoustical

model. They will be included in a future iteration.

7. Receivers

Residential receivers are located in Yorkville, in which case the Yorkville noise code applies, or unincorporated Kendall County, in which case the Illinois noise code applies. Addresses and the applicable noise code for receivers are listed in Table 5.

8. Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2, which considers sound sources, receivers and factors that influence sound propagation such as distance and screening. CadnaA software from DataKustik GmbH implements the standard and our acoustical model uses this software and standard acoustical calculations. The methodology is described in more detail in Appendix A.

9. Modeling Results

9.1. Base Scenario

Shiner Acoustics predicted sound pressure levels at the residences. Note that although the results below are presented as single-number A-weighted levels for simplicity, all prediction and analysis was performed using octave bands.

We modelled a base scenario, which assumes the following equipment operation and sound barriers:

- Day: standard-sound chillers and emergency generators; and
- Night: standard-sound chillers.

Table 5 shows the facility's predicted sound levels, which are in excess of the criteria. Figure 1 shows the facility site plan, noise sources, sound barriers (if any), receivers, and nighttime sound level contours overlaid on an aerial photo.

Table 5. Predicted Sound Levels, Base Scenario

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	61	61	16
R2: 10907 Corneils Rd.	Illinois	58	58	14
R3: Caledonia	Yorkville	49	49	-
R4: 10825 Corneils Rd.	Yorkville	57	57	7
R5: 2013 Beecher Rd.	Illinois	58	58	14
R6: 1414 Eldamain Rd.	Yorkville	56	56	6
R7: 1314 Eldamain Rd.	Illinois	57	57	12
R8: 790 Eldamain Rd.	Illinois	60	60	15
R9: 11843 Galena Rd.	Illinois	57	57	12
R10: 11018 Galena Rd.	Illinois	53	53	9
R11: 10724 Galena Rd.	Illinois	51	51	7

9.2. Mitigation to Meet Yorkville Code

Since there were excessive sound levels with the base scenario, as described below, we modeled a scenario with mitigation to meet the Yorkville noise code:

- Day: Superior sound (low-noise) chillers and standard emergency generators;
- Night: Superior sound (low-noise) chillers.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 6. The nighttime sound level contours are shown graphically in Figure 2.

Table 6. Predicted Sound Levels, with Yorkville Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	52	52	7
R2: 10907 Corneils Rd.	Illinois	50	49	5
R3: Caledonia	Yorkville	41	41	-
R4: 10825 Corneils Rd.	Yorkville	49	49	-
R5: 2013 Beecher Rd.	Illinois	50	50	5
R6: 1414 Eldamain Rd.	Yorkville	50	50	-
R7: 1314 Eldamain Rd.	Illinois	50	50	5
R8: 790 Eldamain Rd.	Illinois	51	51	6
R9: 11843 Galena Rd.	Illinois	49	49	5
R10: 11018 Galena Rd.	Illinois	47	46	2
R11: 10724 Galena Rd.	Illinois	44	44	-

9.3. Mitigation to Meet Yorkville and Illinois Codes

Although the preceding scenario is predicted to meet the less stringent Yorkville code, there were excessive sound levels with respect to the more stringent Illinois noise code. Therefore, we modelled a scenario with mitigation to meet both the Yorkville and Illinois noise codes:

- Day: Ultimate sound (very low noise) chillers with a fan speed of 600 RPM and standard emergency generators;
- Night: Ultimate sound (very low noise) chillers with a fan speed of 600 RPM.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 7. The nighttime sound level contours are shown graphically in Figure 3.

Table 7. Predicted Sound Levels, with Yorkville and Illinois Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	46	44	-
R2: 10907 Corneils Rd.	Illinois	43	42	-
R3: Caledonia	Yorkville	34	33	-
R4: 10825 Corneils Rd.	Yorkville	42	41	-
R5: 2013 Beecher Rd.	Illinois	43	42	-
R6: 1414 Eldamain Rd.	Yorkville	43	42	-
R7: 1314 Eldamain Rd.	Illinois	43	42	-
R8: 790 Eldamain Rd.	Illinois	45	43	-
R9: 11843 Galena Rd.	Illinois	43	42	-
R10: 11018 Galena Rd.	Illinois	40	39	-
R11: 10724 Galena Rd.	Illinois	38	36	-

We note that although the overall A-weighted sound levels show compliance during the day and night, we predict minor excesses in some octave bands, as follows:

- Night: one to six dB in the 1 kHz and 2 kHz octave bands;

10. Recommendations

We recommend the following mitigation to reduce facility sound levels:

- Chillers: to meet the Yorkville limits, specify superior (low-noise) sound chillers that have a maximum sound power level of 98 dBA;
- Chillers: to meet the Yorkville and Illinois limits, specify ultimate (very low noise) sound chillers with a fan speed 600 RPM and a maximum sound power level of 91 dBA;
- The chillers should be specified so that they do not emit prominent discrete tones;
- Generators: emergency generators should be specified to meet 85 dBA at 23 ft;
- Sound walls are recommended, as follows:
  - Each building should have a rooftop sound wall surrounding the chillers;
  - The chiller sound wall height should be at least as high as the top of the chillers. The current drawings show a minimum height of 11.5 ft. There should be a minimal (a few inches) gap between the roof and the bottom of the sound walls. The anticipated length of each barrier is about 2,000 ft;
  - The emergency generator sound wall height should be at least as high as the top of the generators. The current drawings show a minimum height of 24 ft. There should be a minimal (a few inches) gap between grade and the bottom of the sound walls. The anticipated length of each barrier, including returns to the building, is about 1,000 ft. It may be possible to optimize the generator wall design in future iterations of the project;
  - The sound walls should have two performance specifications:
    - Sound absorption: meet NRC (noise reduction coefficient) 0.90 minimum. This is usually met by an open or perforated liner facing the equipment;
    - Sound isolation: meet STC (sound transmission class) 30 minimum. This can be met with construction such as vinyl or metal barriers.
  - We recommend AIL Sound Walls, Koch, Acoustiblok All-Weather Sound Panels, Kinetics Noiseblock Barrier Panels, or Noise Barriers QuietLine (e.g. V-Stack).

Rooftop units and transformers will be included in future iterations of the acoustical analysis once the equipment is defined.

11. Conclusion

Measurements taken in June, 2025 document sound levels at the proposed site. Facility sound levels are limited by the Yorkville and Illinois noise codes; the Illinois noise code is the most stringent. With standard equipment, we predict sound levels in excess of the criteria. Therefore, we recommend additional mitigation, such as low-noise chillers and sound walls to meet the Yorkville or Illinois codes.

Appendix A. Outdoor Sound Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2. The standard predicts sound pressure levels under conditions favorable to sound propagation. The standard considers sound sources, receivers and factors that influence sound propagation: distance, screening by obstacles, ground effects, atmospheric absorption, source directivity, and reflection from surfaces. CadnaA software from DataKustik GmbH implements the standard and our acoustical model is based on this software and standard acoustical calculations.

Two sound ray reflections were used in the model to account for reflections from buildings and obstacles. The terrain surrounding the plant was modeled. We entered the essential acoustical features of the facility, such as significant obstructions and noise sources, into the program, as well as noise-sensitive receivers.

Atmospheric attenuation was based on conservative atmospheric conditions of 10°C, 70% relative humidity. We set the ground attenuation factor G at 1.0 for soft, porous ground; this factor can vary from 0.0 for sound-reflective water or concrete to 1.0 for soft, porous ground.

ISO 9613-2 specifies methods to calculate long-term average receiver sound levels under conditions favorable to sound propagation, namely downwind from the source or clear and calm nighttime conditions, to a distance of 1,000m/3,280 ft. There may be deviation between the CadnaA prediction and measured levels; however, in most cases, CadnaA will yield conservative results. The prediction uncertainty is much smaller than the uncertainty associated with source noise levels and actual meteorological conditions.

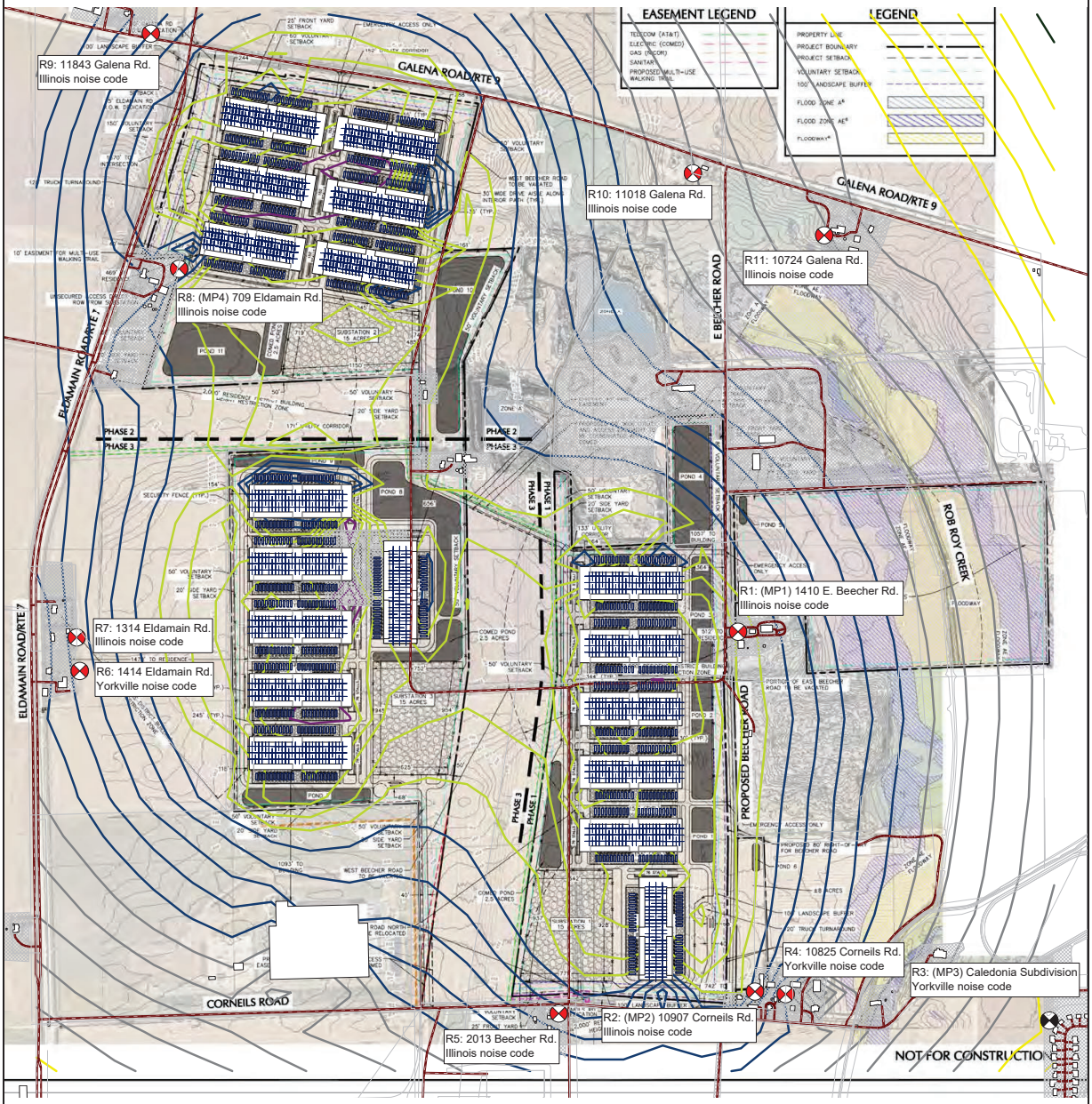


Figure 1. Prologis Project Steel Predicted Nighttime Sound Levels

Standard Chillers, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
0	8/11/25

Shiner Acoustics, LLC

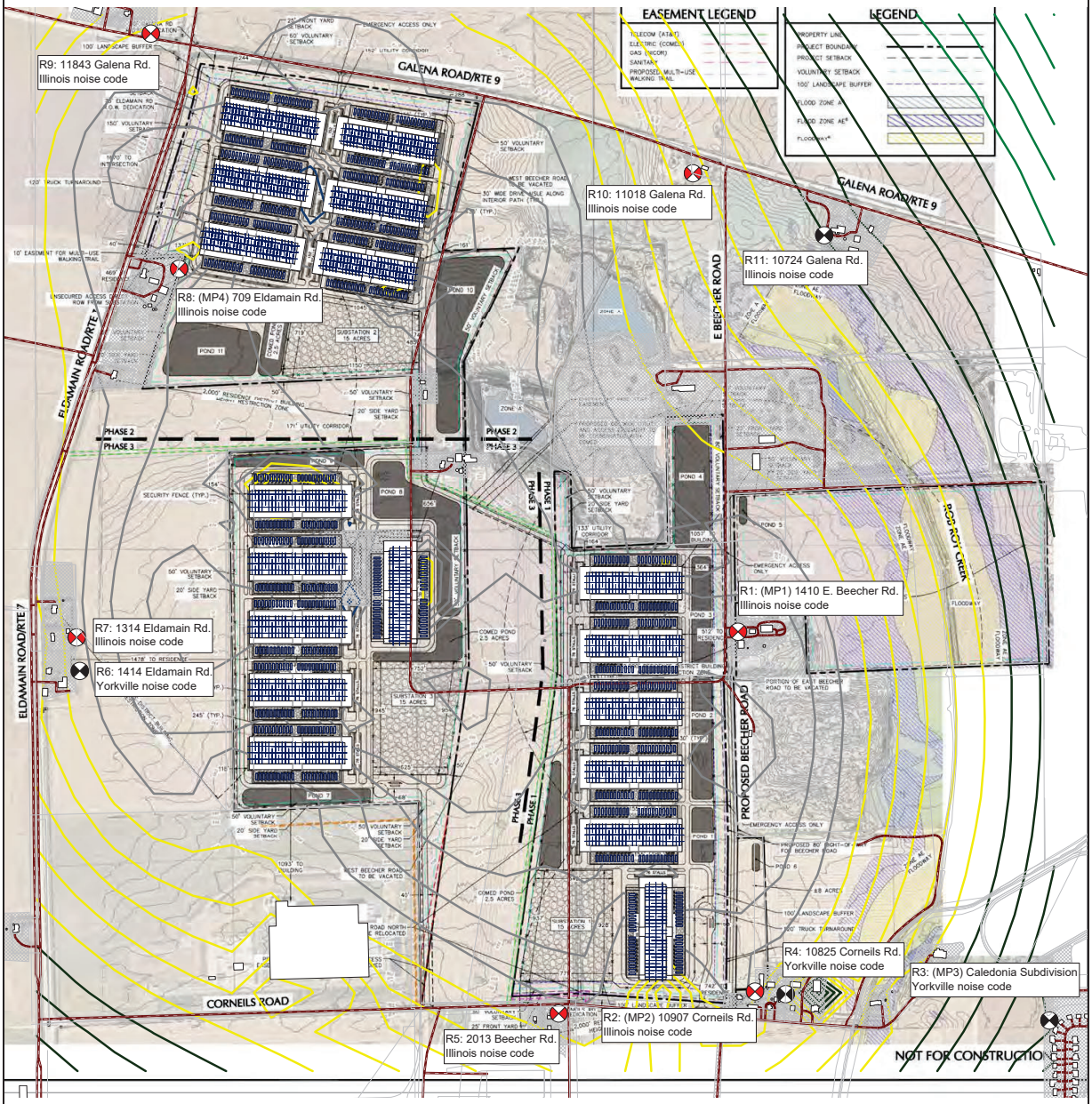


Figure 2. Prologis Project Steel Predicted Nighttime Sound Levels

Low-noise Chillers, Sound Walls, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
0	8/11/25

Shiner Acoustics, LLC

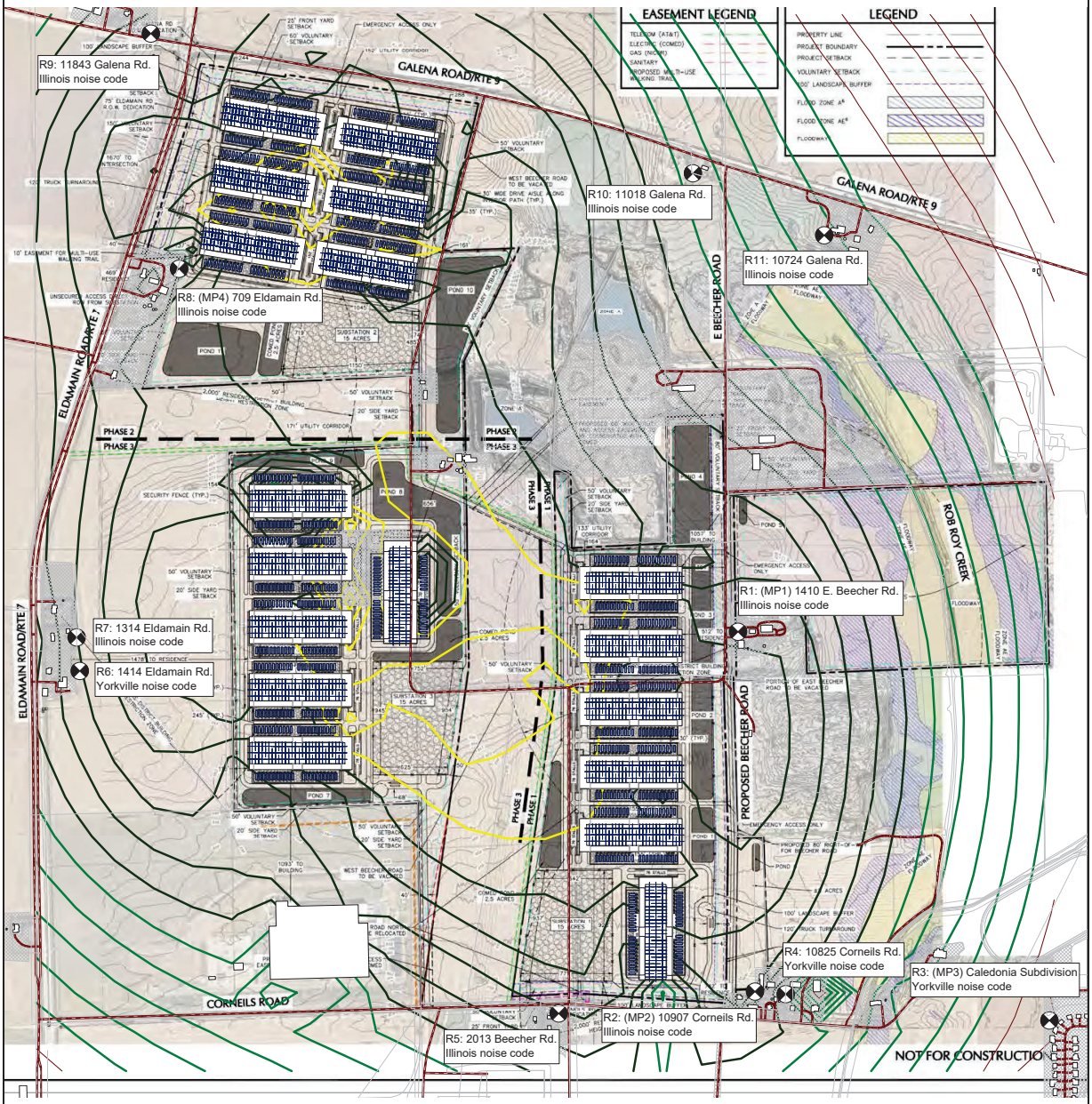


Figure 3. Prologis Project Steel Predicted Nighttime Sound Levels

Very Low-noise Chillers (600 RPM fans), Sound Walls, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
0	8/11/25

Shiner Acoustics, LLC

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Prologis
6250 N. River Rd., Ste. 1100
Rosemont, IL 60018

August 12, 2025

Attn: Ms. Katie Fraser

Re: Yorkville Project Steel Sound Measurements

Dear Ms. Fraser:

The purpose of this letter is to document existing exterior noise levels measured near the property lines of the proposed site of a new data center in Yorkville IL.

Introduction

Langan is an engineer for a proposed data center development in Yorkville, Illinois. The project will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Most or all of the properties are located in unincorporated Kendall Co. and will be annexed into Yorkville.

The site will be adjacent to residential properties in every direction except north. Several residences will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

Measurements

We conducted environmental sound measurements at the site from June 23 to 27, 2025. The sound level meters were located at four locations on the property. A site plan with measurement locations marked is shown in Figure 1 and the locations are shown in Table 1. A microphone and preamplifier were connected to each sound level meter. The microphones were protected with windscreens and attached to tripods at a height of about 5 ft above the ground. The sound level meters and batteries were contained in weathertight cases.

Table 1. Measurement Locations

Measurement Point	Location	Comments
1	1410 E. Beecher Rd.	East of site
2	10907 Corneils Rd.	Southeast of site
3	Near 10417 Corneils Rd.	Caledonia subdivision
4	790 Eldamain Rd.	West of site

The following instrumentation was used:

- Four Norsonic 140 sound level meters and analyzers
- Four Norsonic Nor 1209 preamplifiers
- Four Norsonic Nor 1125 ½" condenser microphones
- Norsonic Nor 1251 microphone calibrator
- Microphone extension cables, windscreens, and tripods

Measurements were started on June 23, 2025 at about 2 p.m., and terminated on June 27, 2025 about 10 a.m. with the exception of meter 4, which died at 5:50 p.m. June 26, 2025. The periods between 8:15 p.m. and 9:30 p.m. on June 24, 1:30 a.m. and 4:30 a.m. on June 25, and 6:00 p.m. and 7:15 p.m on June 25. were excluded due to rain.

Wind speeds were less than 10 mph throughout the measurement period. The primary noise source in the vicinity was wind noise, with slight traffic on nearby roads, and animal (bird) noise as secondary sources.

The analyzer measured A-weighted sound pressure levels and one-third octave bands. Data were sampled continuously with one-hour intervals and one-second time histories. The L_{eq} (time-average) spectrum and other statistics were stored for each hour and one-second interval. The sound level meters were field calibrated before and after the measurements.

Measurement Results

The highest hourly sound level was 63 dBA, which occurred on June 26 at 5:00 p.m. at location 3. Figures 2 through 5 show the measured one-second and hourly A-weighted sound levels, the LA90, which is the baseline sound level, or the A weighted sound level exceeded during 90% of the measurement, and the time periods that were excluded from the analysis. Table 2 shows the average, highest, and lowest hourly measurements.

Table 2 – Measured Hourly Sound Levels

Location	Average (Leq, dB re 20μPa)			Baseline (L90, dB re 20μPa)		
	Lowest	Average	Highest	Lowest	Average	Highest
1	38 6/24 1:00 a.m.	52	61 6/25 3:00 p.m.	35 6/24 7:00 p.m.	42	51 6/23 3:00 p.m.
2	31 6/24 1:00 a.m.	50	62 6/25 1:00 a.m.	26 6/24 1:00 a.m.	39	46 6/27 12:00 a.m.
3	41 6/23 11:00 p.m.	54	63 6/26 5:00 p.m.	31 6/24 12:00 a.m.	41	47 6/23 4:00 p.m.
4	39 6/24 9:00 p.m.	48	56 6/24 8:00 p.m.	29 6/24 2:00 a.m.	39	45 6/23 3:00 p.m.

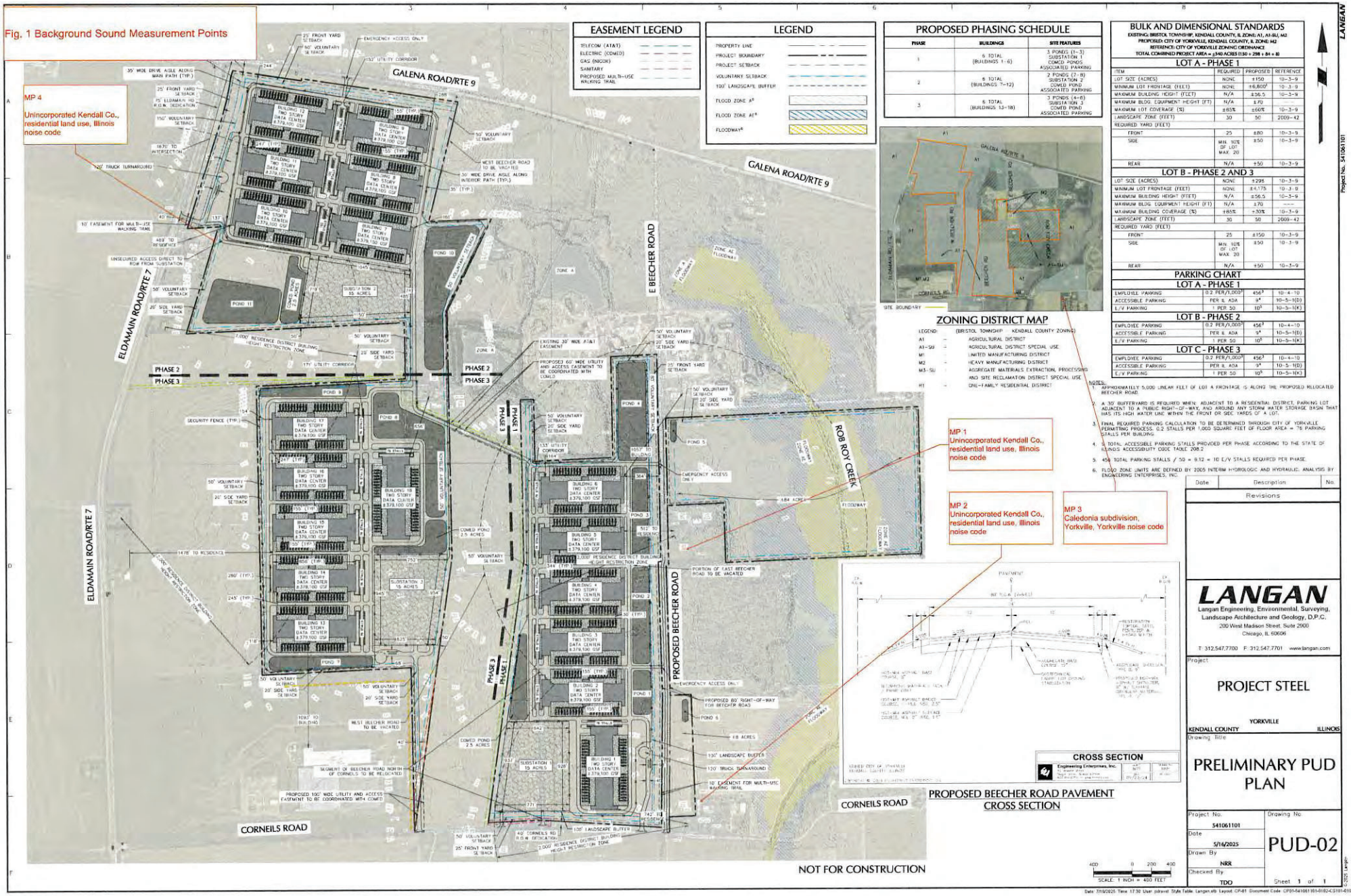
This data will serve as a baseline for our acoustic model of the proposed data center, which will be used to predict sound levels and compliance with local noise ordinances.

If you have questions concerning this report, please do not hesitate to contact us.

Respectfully submitted,
Shiner Acoustics, LLC

Michael Tendy

Fig. 1 Background Sound Measurement Points



PROPOSED PHASING SCHEDULE		
PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1–6)	3 PONDS (1–3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7–12)	2 PONDS (7–8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13–18)	3 PONDS (4–6) SUBSTATION 3 COMED POND ASSOCIATED PARKING

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±340 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±96.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	—
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±96.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	—
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT B - PHASE 2

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

NOTES:
1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project: PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title: PRELIMINARY PUD PLAN

Project No.	541061101
Date	5/16/2025
Drawn By	NRR
Checked By	TDO
Drawing No.	PUD-02
Sheet	1 of 1

Project No. 541061101

Date: 7/15/2025 Time: 17:32 User: jobrien1 Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-01\02-C101-0101

Figure 2 - Location 1 Sound Pressure Levels

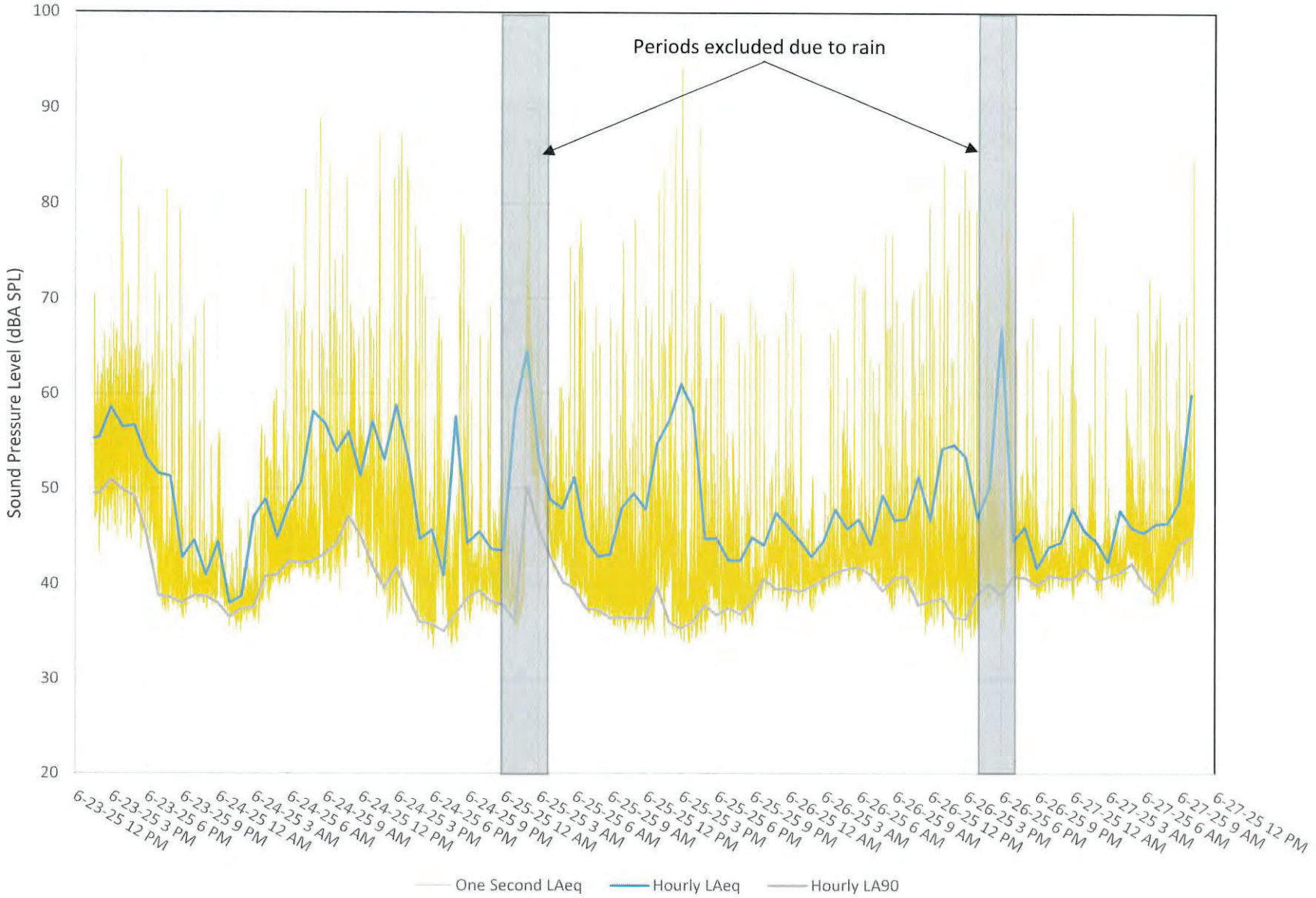


Figure 3 - Location 2 Sound Pressure Levels

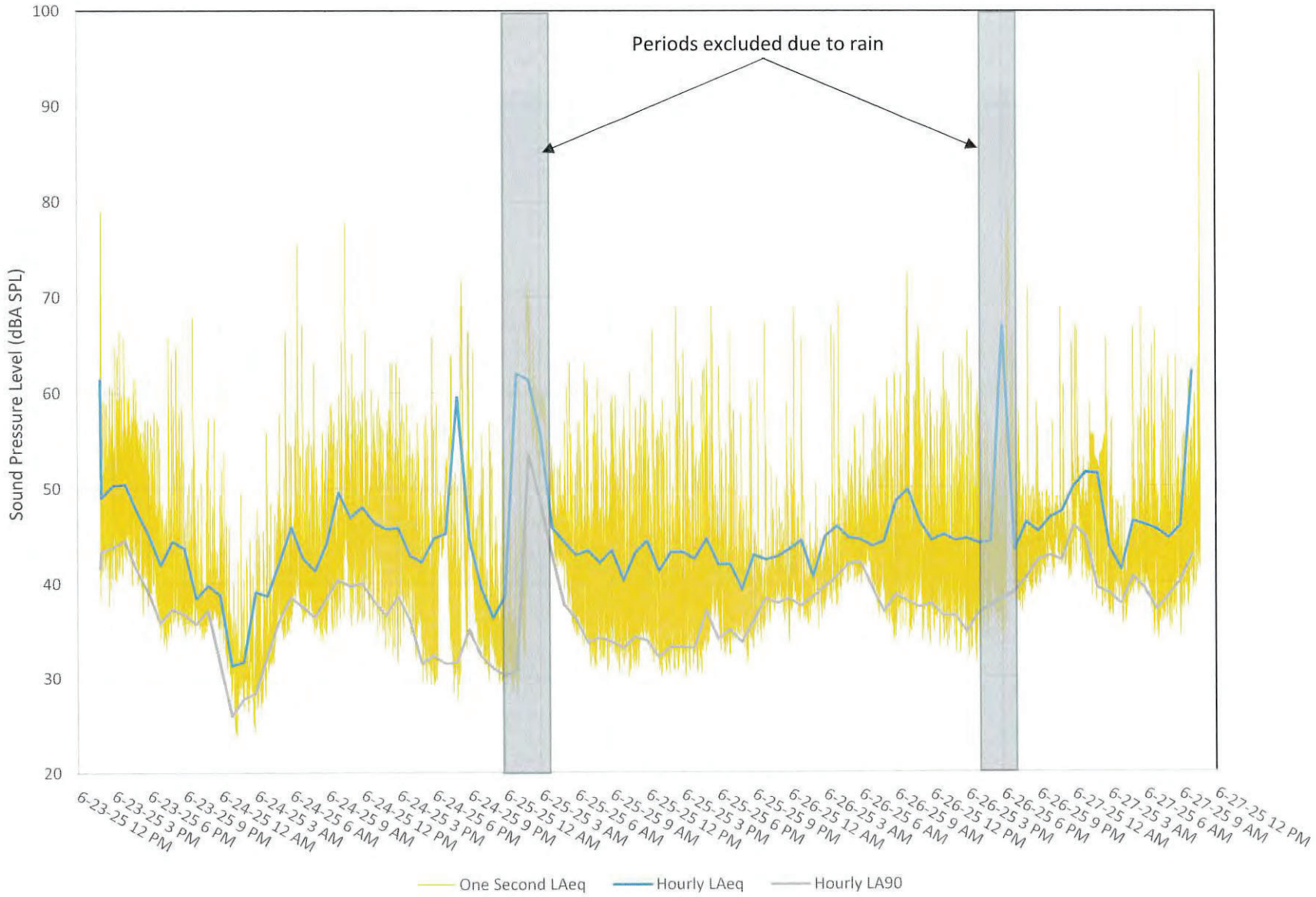


Figure 4 - Location 3 Sound Pressure Levels

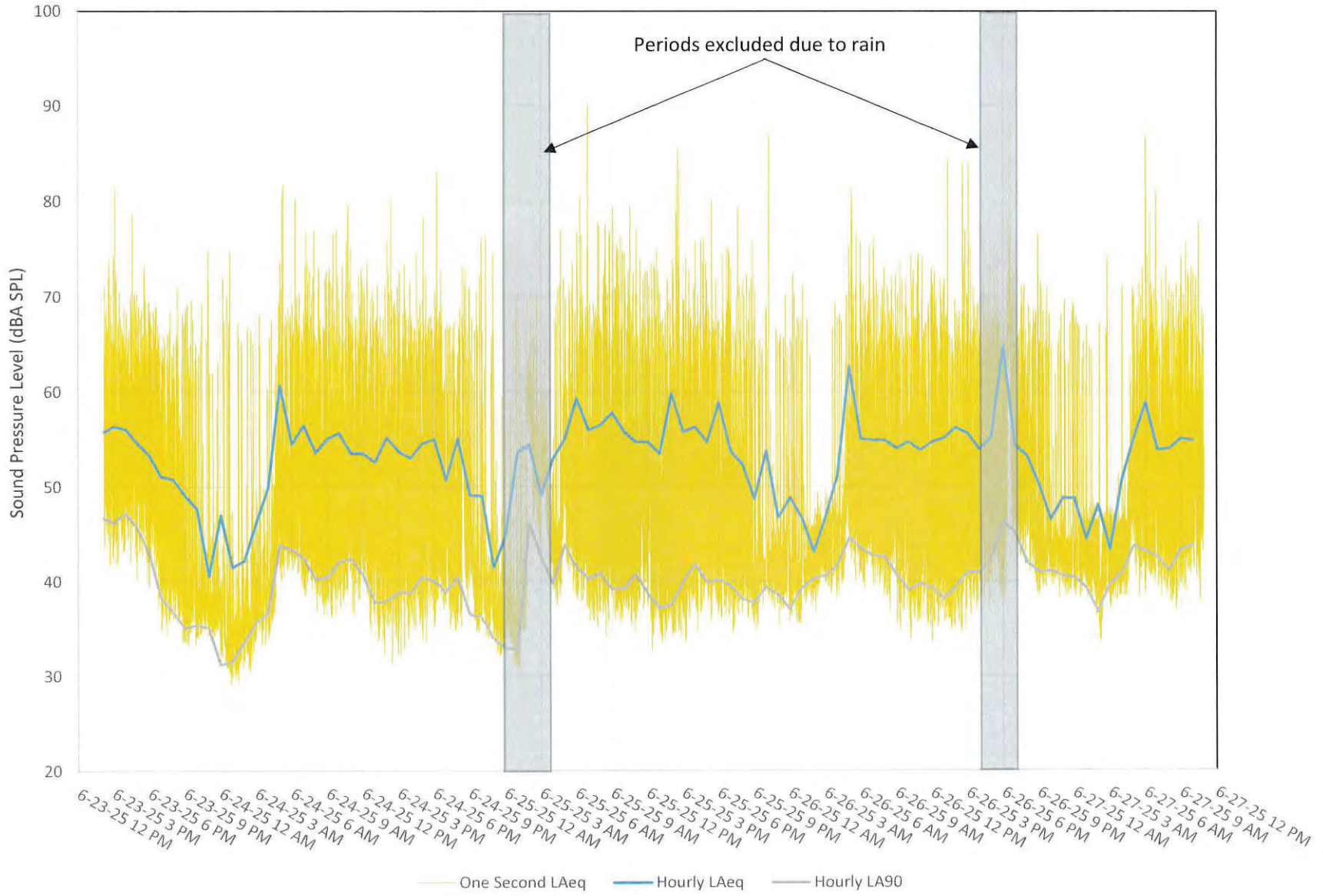
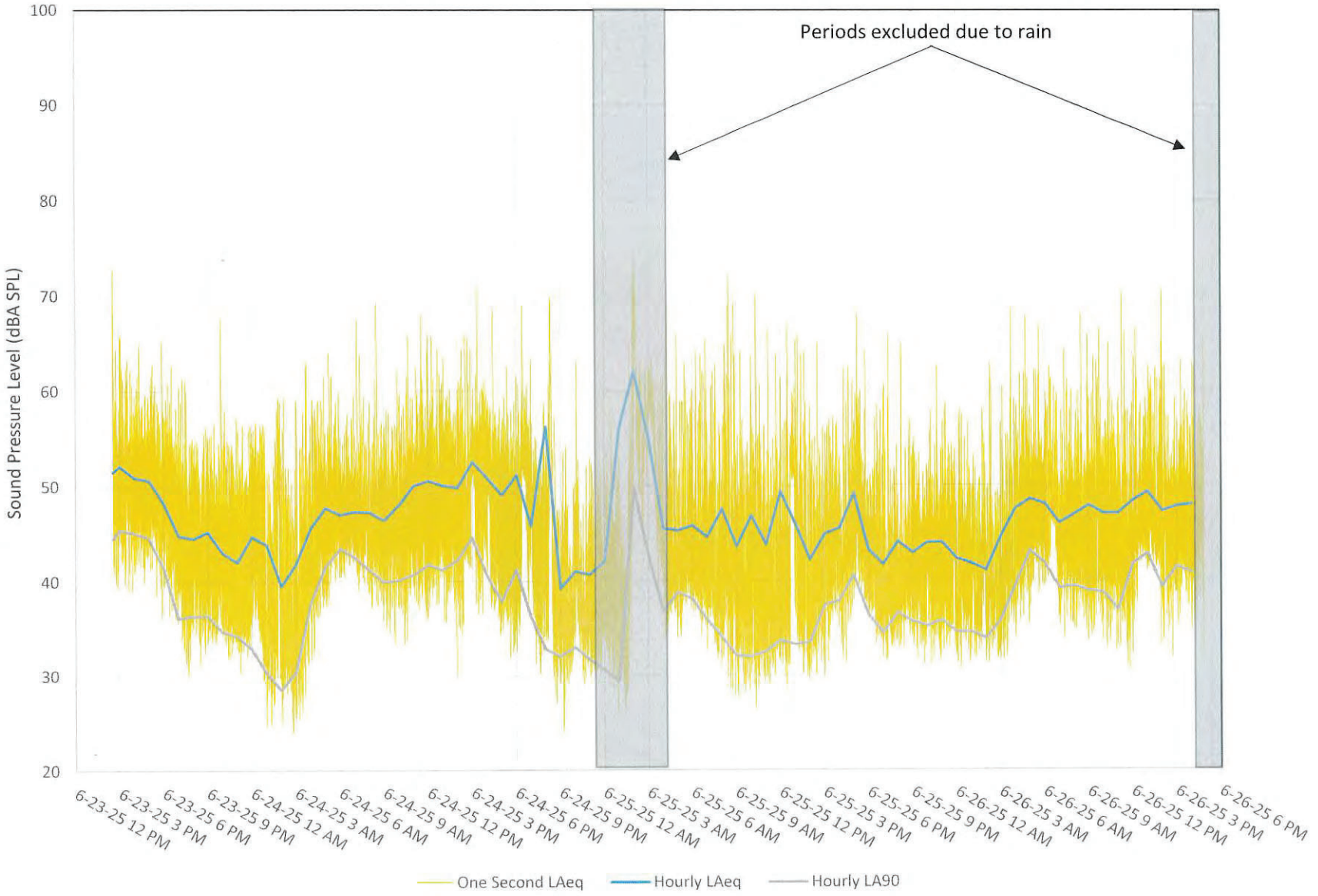


Figure 5 - Location 4 Sound Pressure Levels



LANGAN

Technical Memorandum

200 West Madison Street, Suite 1920 Chicago, IL 60606 T: 312.547.7700 F: 312.547.7701

To: Bradley P. Sanderson P.E., City of Yorkville

From: Christopher A. Prisk, P.E., PTOE

CC: Timothy O'Neill, P.E.

Date: March 14, 2025

Re: Trip Generation Memorandum
Project Steel
City of Yorkville, Kendall County, Illinois
Langan Project No.: 541061101

I. Project Overview

The proposed Project Steel data center campus is anticipated to consist of 24,379,100 gross square foot (GSF) data center buildings located between, Galena Road, Eldamain Road, and Corneils Road in the city of Yorkville, Illinois. The proposed campus is anticipated to be constructed over three phases, with phase one comprising of seven buildings, phase two comprising of nine buildings, and phase three including the remaining eight buildings.

The proposed development includes two full access driveways. The first driveway, associated with Phase 1, is proposed along Corneils Road via Beecher Road. The second driveway, associated with Phases 2 and 3, is proposed along Eldamain Road. As part of the development, Beecher Road will be realigned so that the north leg connects to Corneils Road east of its existing connection. The preliminary Planned Unit Development (PUD) site plan is included as **Figure 1**.

II. Trip Generation

ITE Methodology

Trip generation for proposed developments are typically calculated using data contained in the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE). According to the trip generation calculations the anticipated trips for each phase of the development is as follows:

- Phase 1 – Seven Buildings
  - 292 AM Peak Hour trips (161 In, 131 Out)
  - 239 PM Peak Hour trips (72 In, 167 Out)
  - 2,627 ADT
- Phase 2 – Nine Buildings
  - 375 AM Peak Hour trips (206 In, 169 Out)
  - 307 PM Peak Hour trips (92 In, 215 Out)
  - 3,378 ADT

- Phase 3 – Eight Buildings
    - 334 AM Peak Hour trips (184 In, 150 Out)
    - 239 PM Peak Hour trips (82 In, 191 Out)
    - 3,002 ADT

The resulting total trip generation for all three phases of the data center campus is 1,001 AM Peak Hour trips (551 In, 450 Out), 819 PM Peak Hour trips (246 In, 573 Out), and 9,007 average daily trips. These trip generation calculations are summarized in **Table 1A**.

It should be noted that the trip generation data for data centers (Land use code [LUC] 160) contained within the 11th Edition of the *Trip Generation Manual* contains few data points in the AM and PM peak hour of adjacent street windows. Additionally, the information is from the 2010s and for a rapidly developing technology, the trip generation data should not be assumed representative of modern data center uses. As such, the client has provided employment information and shift scheduling for the purposes of calculating trip generation.

Client Site-Specific Methodology

Each data center building is anticipated to require a staff of 30 people split amongst shifts to provided 24/7 coverage. The first shift, the morning shift, is anticipated to contain 50% of the staff and will run between 6:00 AM and 2:00PM. The afternoon shift is anticipated to contain 25% of the total employees and will run between 12:00 PM and 8:00PM. Finally, the remaining 25% of employees will work the night shift from 8:00PM - 8:00 AM. Given these shift times, the majority of traffic generated by the campus will occur outside the AM and PM adjacent street windows. Assuming all staff trips will be made in single occupancy vehicles, the resulting trip generation for each phase is anticipated to be as follows:

- Phase 1 – Seven Buildings
    - 56 AM Peak Hour trips (0 In, 56 Out)
    - 0 PM Peak Hour trips (0 In, 0 Out)
    - 420 ADT
- Phase 2 – Nine Buildings
    - 72 AM Peak Hour trips (0 In, 72 Out)
    - 0 PM Peak Hour trips (0 In, 0 Out)
    - 540 ADT
- Phase 3 – Eight Buildings
    - 64 AM Peak Hour trips (0 In, 64 Out)
    - 0PM Peak Hour trips (0 In, 0 Out)
    - 480 ADT

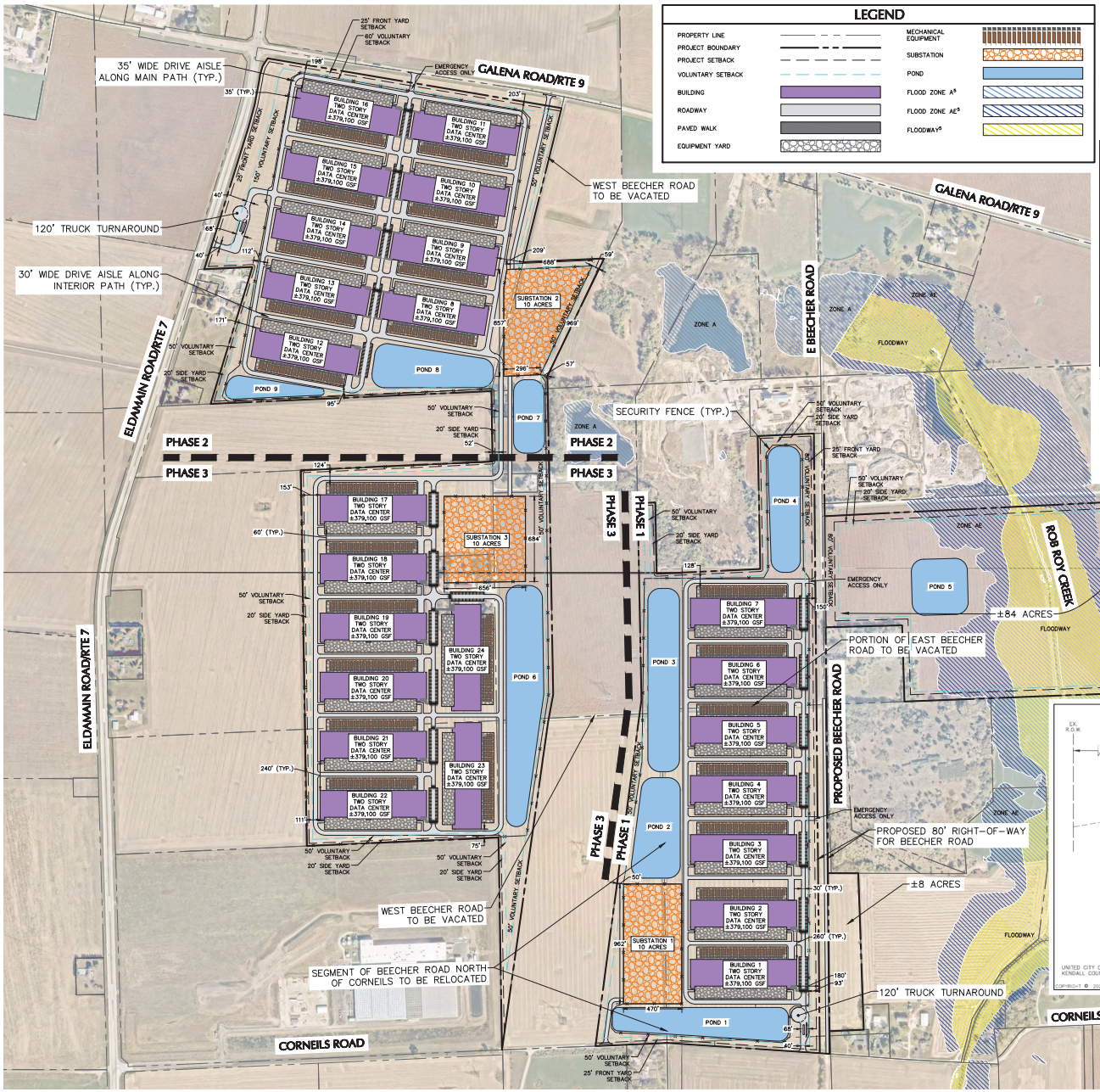
Combing all three phases, the proposed 24 building data center campus is anticipated to generate 192 AM Peak Hour Trips (0 In, 192 Out), 0 PM Peak Hour trips, and 1,440 Average Daily trips based on the client's site-specific methodology. The trip generation calculations using the campus employment information are summarized in **Table 1B.**

III. Conclusions

Given the potential short comings in the ITE trip generation data, it is recommended that the trip generation projections based on the client's site-specific methodology be used for traffic study evaluations and / or analyses. Using these projections, the proposed Project Steel development is anticipated to generate over 100 trips during the AM peak hour of adjacent street following the completion of the majority of phase two. The city of Yorkville does not appear to post trip generation thresholds for traffic impact studies. Given that the users for this development have not yet been identified, we propose that if a TIS is deemed required, it shall be completed in the Final PUD Process. That will ensure accurate employee data and traffic counts for the proposed users are utilized. This will ensure appropriate traffic mitigations and improvements are implemented for each phase of the project.

FIGURES

Figure 1 – Preliminary PUD Site Plan
Figure 2 – Study Intersections

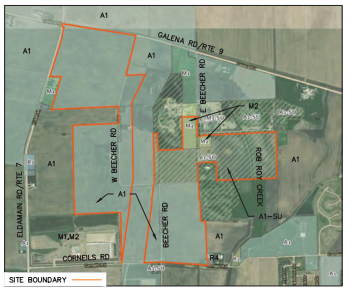


LEGEND

PROPERTY LINE		MECHANICAL EQUIPMENT	
PROJECT BOUNDARY		SUBSTATION	
PROJECT SETBACK		POND	
VOLUNTARY SETBACK		FLOOD ZONE A[4]	
BUILDING		FLOOD ZONE AE[3]	
ROADWAY		FLOODWAY[5]	
PAVED WALK			
EQUIPMENT YARD			

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1–7)	5 PONDS (1–5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8–16)	2 PONDS (8–9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17–24)	2 PONDS (6–7) SUBSTATION 3 ASSOCIATED PARKING



ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP – KENDALL COUNTY ZONING)

- A1 – AGRICULTURAL DISTRICT
- A1-SU – AGRICULTURAL DISTRICT SPECIAL USE
- M1 – LIMITED MANUFACTURING DISTRICT
- M2 – HEAVY MANUFACTURING DISTRICT
- M3-SU – AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 – ONE-FAMILY RESIDENTIAL DISTRICT

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONED: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONED: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (538 + 296 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	10-3-9
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	10-3-9
MAXIMUM BUILDING COVERAGE (%)	±85%	±70%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	TBD[3]	315[4]	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8[4]	10-5-1(D)
E/V PARKING	1 PER 50	6[4]	10-5-1(K)

LOT B - PHASE 2

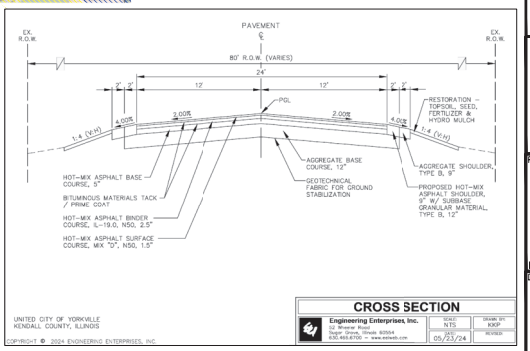
EMPLOYEE PARKING	TBD[3]	405[4]	10-5-1
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	8[4]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	TBD[3]	360[4]	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8[4]	10-5-1(D)
E/V PARKING	1 PER 50	7[4]	10-5-1(K)

NOTES:

1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. MINIMUM PARKING STALL DIMENSIONS SHALL BE 9 FEET WIDE BY 18 FEET DEEP.
4. ±45 TOTAL PARKING STALLS INCLUDING 2 ADA STALLS AND 1 EV CHARGING STALL PER BUILDING.
5. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.



CROSS SECTION

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 ≈ www.eeinc.com

SCALED: NTS
DRAWN BY: KOKP
DATE: 05/23/24
REVISED:

PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

NOT FOR CONSTRUCTION

400 0 200 400
SCALE: 1 INCH = 400 FEET

Date	Description	No.
Revisions		

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.
200 W Madison Street, Suite 1920
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD PLAN

Project No. 541061101	Drawing No. PUD-01
Date 3/14/2025	
Drawn By NRR	
Checked By TDO	Sheet 1 of 1

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Project No. 541061101

Date: 3/14/2025 Time: 11:17 User: pdravet Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-0102-CS101-0101

TABLES

Table 1A – ITE Trip Generation
Table 1B – Client Site-Specific Trip Generation

Table 1A

Site Trip Generation (ITE Methodology)

Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
PROPOSED										
Phase 1 - Seven Buildings	160	2,653,700	SF	**161**	**131**	**292**	**71**	**166**	**237**	**2,627**
Phase 2 - Nine Buildings	160	3,411,900	SF	**206**	**169**	**375**	**92**	**215**	**307**	**3,378**
Phase 3 - Eight Buildings	160	3,032,800	SF	**184**	**150**	**334**	**82**	**191**	**273**	**3,002**
Total Proposed External Vehicular Site Trips				**551**	**450**	**1,001**	**245**	**572**	**817**	**9,007**

Notes:

Trip generation calculations based on ITE Trip Generation Manual, 11th Edition average rates.

Weekday ADT is a bi-directional traffic volume (In + Out).

Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.

AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM

PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

Table 1B

Site Trip Generation (Client Site-Specific)

Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
PROPOSED										
Phase 1 - 2,653,700 GSF	---	7	Buildings	**0**	**56**	**56**	**0**	**0**	**0**	**420**
Phase 2 - 3,411,900 GSF	---	9	Buildings	**0**	**72**	**72**	**0**	**0**	**0**	**540**
Phase 3 - 3,032,800 GSF	---	8	Buildings	**0**	**64**	**64**	**0**	**0**	**0**	**480**
Total Proposed External Vehicular Site Trips				**0**	**192**	**192**	**0**	**0**	**0**	**1,440**

Notes:

Trip generation calculations based on information provided by the client.
Each data center is assumed to need a staff of 30 employees
Day shift 50% of total employees: 6:00 AM - 2:00 PM
Afternoon shift 25% of the total employees: 12:00 PM - 8:00 PM
Night shift 25% of the total employees: 8:00 PM - 8:00 AM
Weekday ADT is a bi-directional traffic volume (In + Out).
Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.
AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM
PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

IMPASSE II®

High Security Steel Palisade Fence



FENCE PRODUCTS

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IMPASSE II®

HIGH SECURITY STEEL PALISADE FENCE

The SAFETY Act, created by the US Department of Homeland Security, manages risks and litigation related to acts of terrorism.

Ameristar is committed to providing products that meet the Buy American Act.

Ameristar products have the opportunity to earn LEED points.

Conforms to IEEE grounding standards.





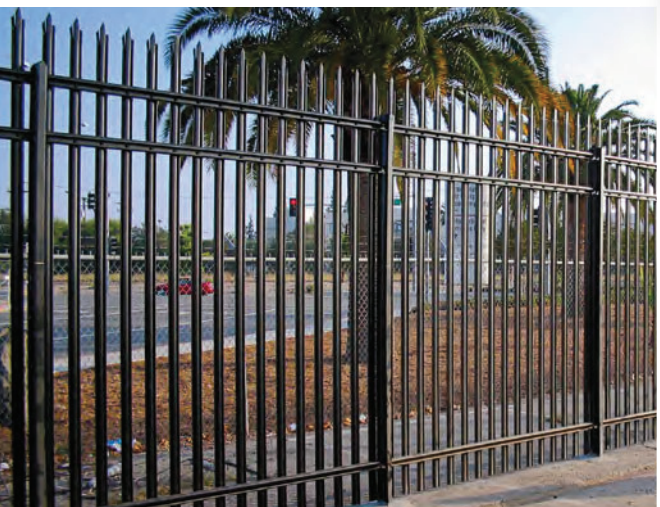
UNPARALLELED PROTECTION

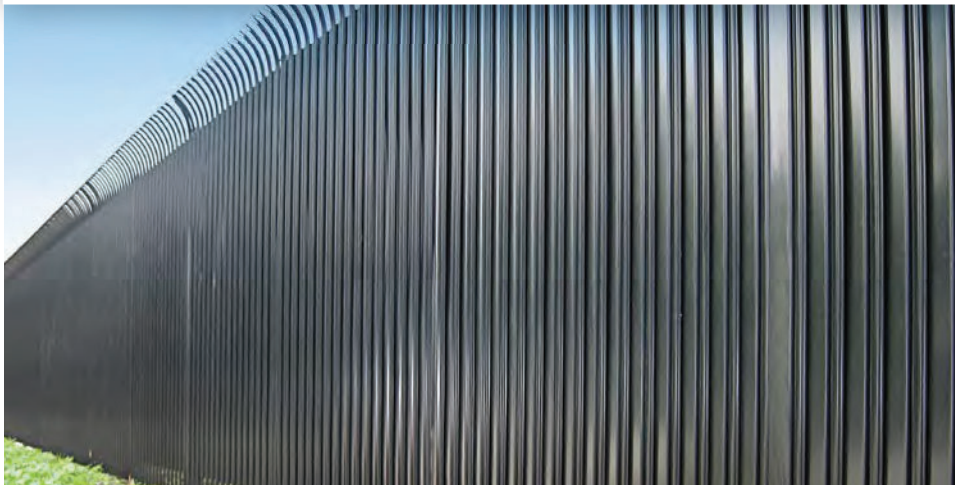


Maintaining a secure perimeter is your first line of defense against potential threats. Impasse II fence systems serve as a visual deterrent backed with heavy steel components that give a higher level of protection compared to the traditional chain link or architectural mesh fence alternatives.

Primary applications

- Military Sites
- Government Facilities
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Airports
- Data Centers
- Ports of Entry
- Water Treatment & Storage





SCALABLE DESIGN



TRIDENT™

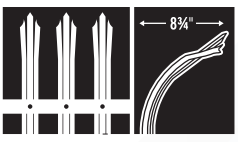
STYLES



TRIDENT™

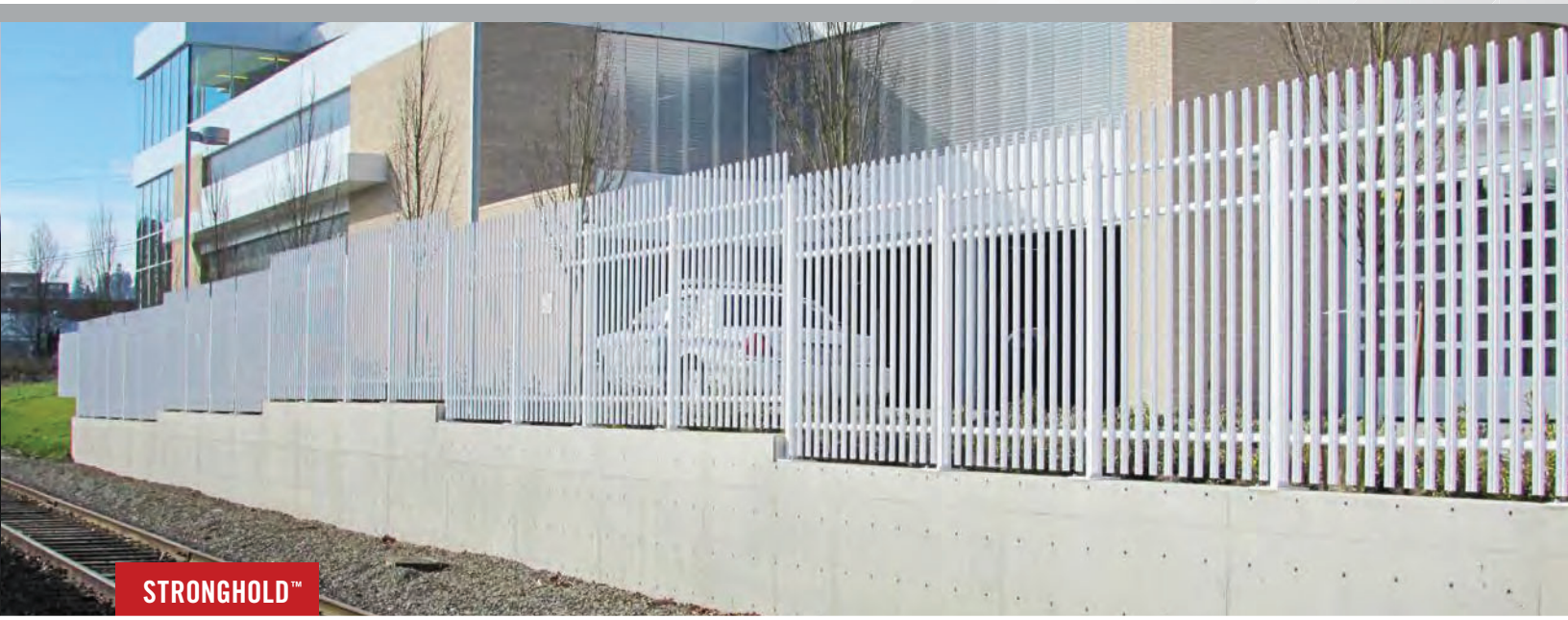


STRONGHOLD™

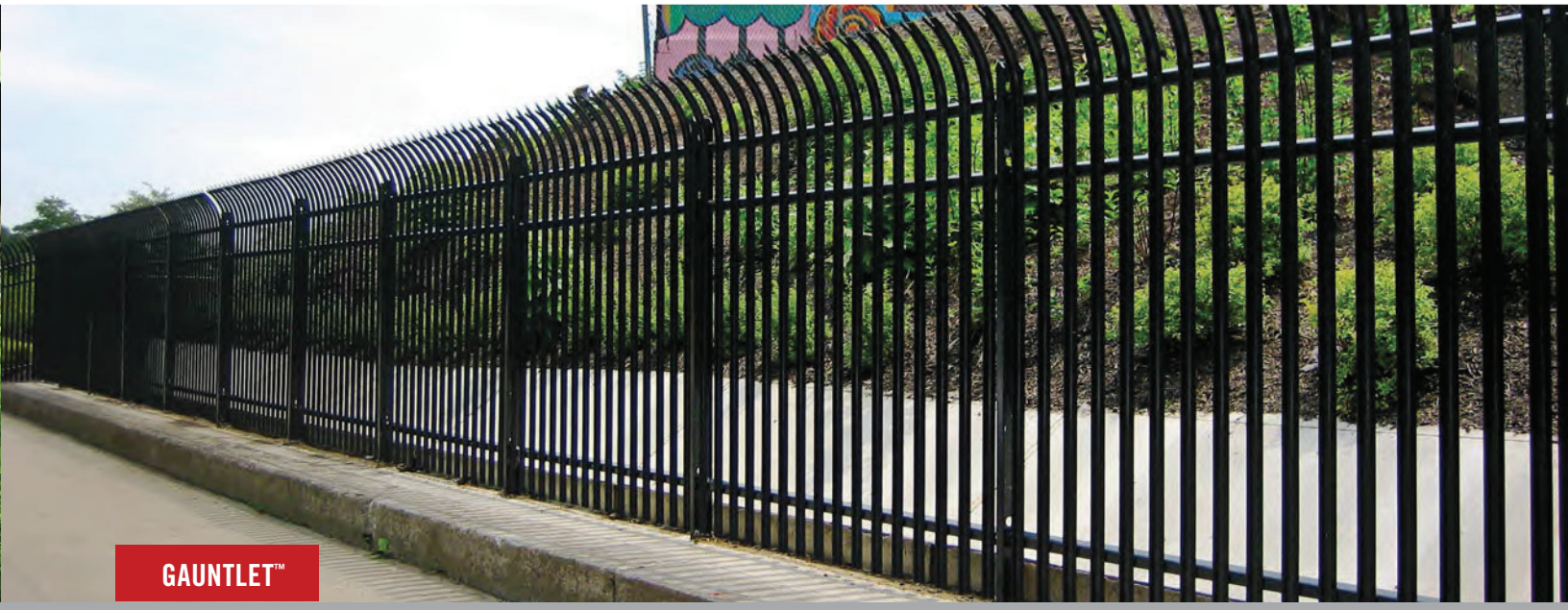


GAUNTLET™

PALES	RAILS	I-BEAM POSTS	HEIGHTS
2.75" W X 14 GA.	2" X 2" X 11 GA.	3" X 2.75" X 12 GA. 4" X 2.75" X 11 GA.	6', 7', 8', 9', 10'

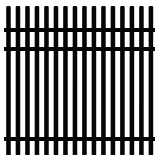


STRONGHOLD™

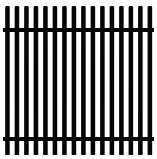


GAUNTLET™

PANELS



3-RAIL PANELS
Available in
6', 7', 8', 9'
& 10' heights



2-RAIL PANELS
Available in
6', 7' & 8' heights

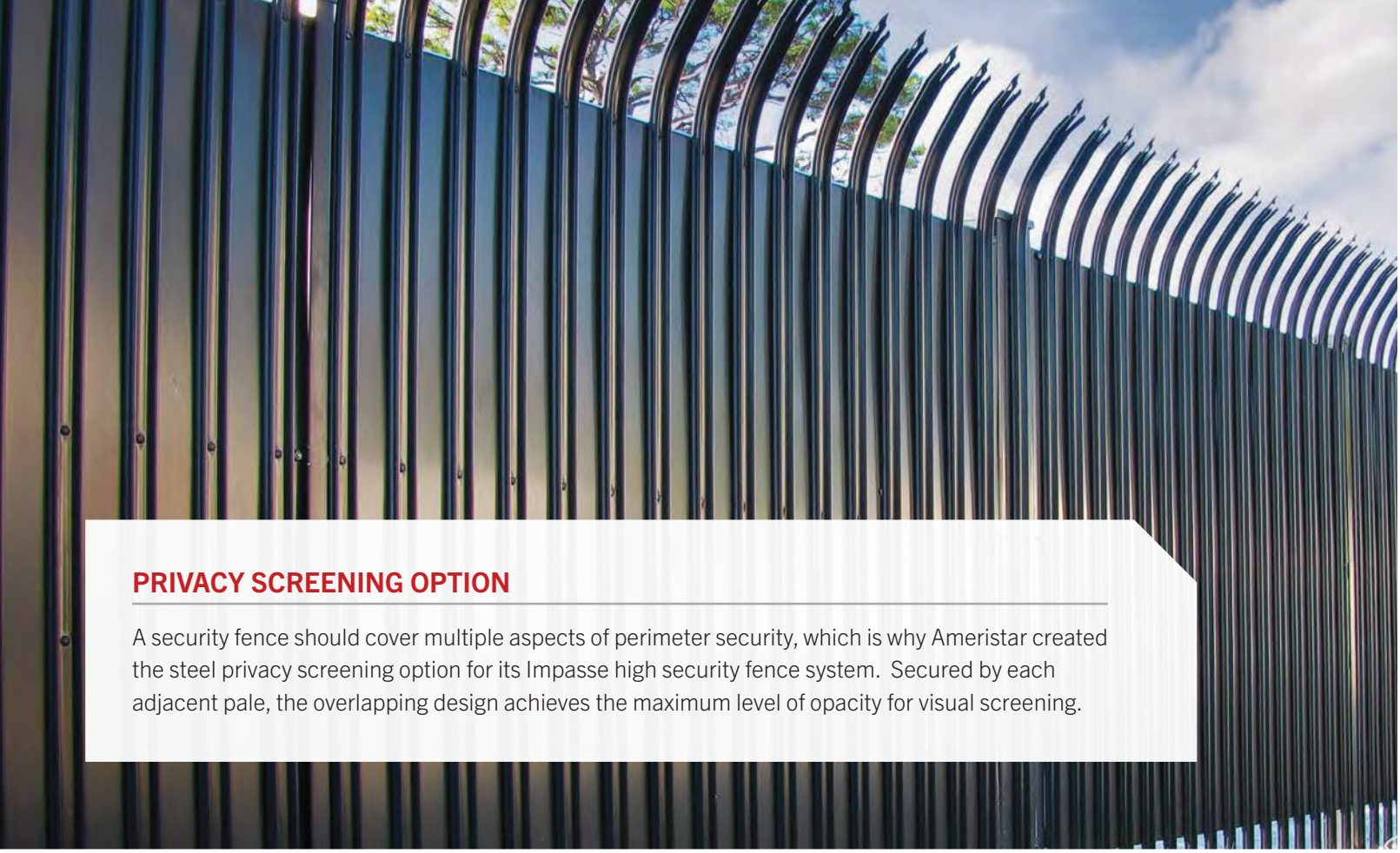
6' not available in Gauntlet

COLORS



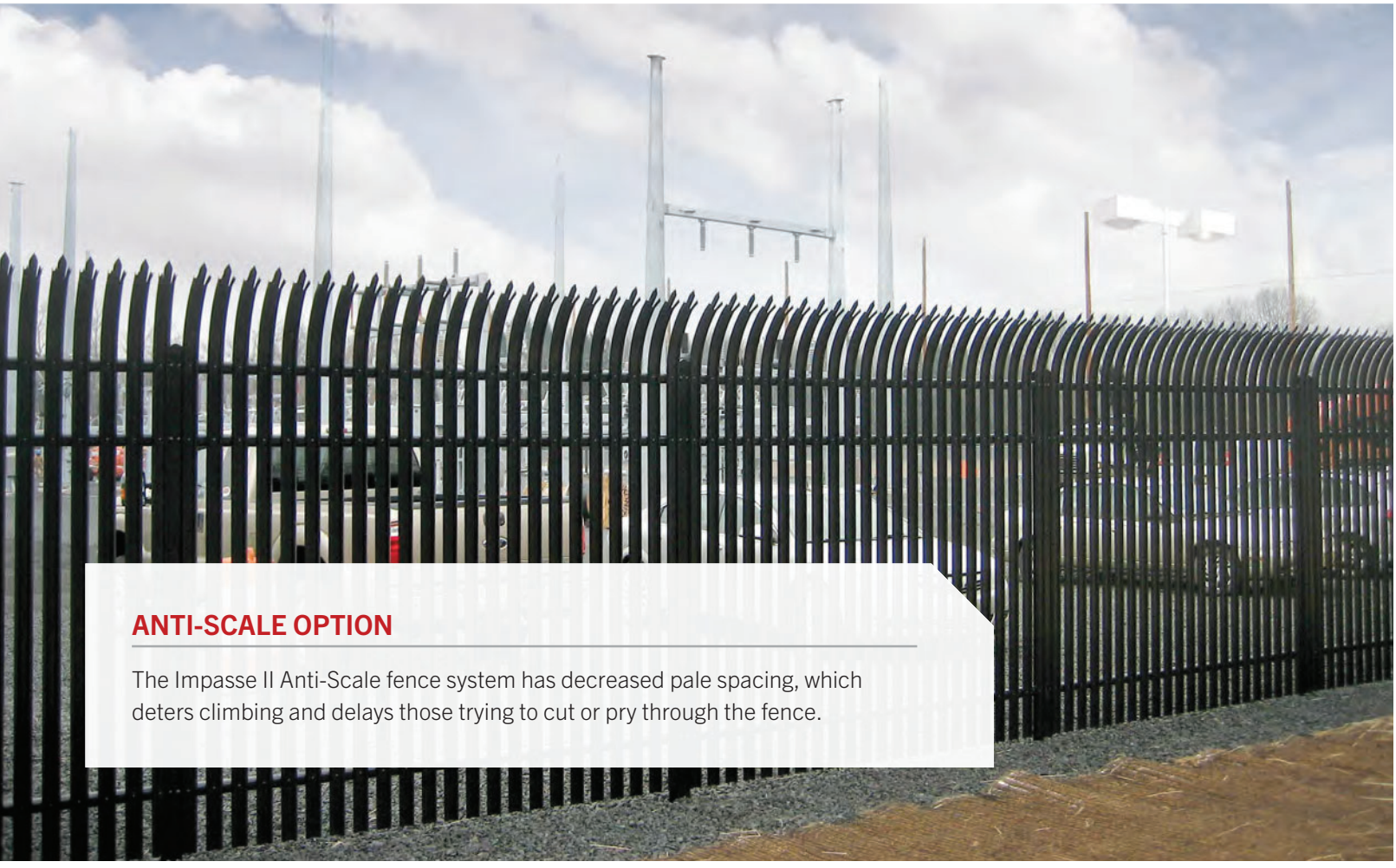
BLACK **BRONZE** **SAND** **WHITE**

Refer to color sample for actual color
Custom colors also available.



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



ANTI-SCALE OPTION

The Impasse II Anti-Scale fence system has decreased pale spacing, which deters climbing and delays those trying to cut or pry through the fence.

SLIDE AND SWING GATES

Egress & ingress requirements are unique to each application. Managing traffic flow & usage demands are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to balance function, security & beauty.

Ameristar Traverse™ & Passport™ sliding gates perfectly match the perimeter fence system to create a seamless & stunning design while exuding a commanding presence of security built to unite perimeter and entry.

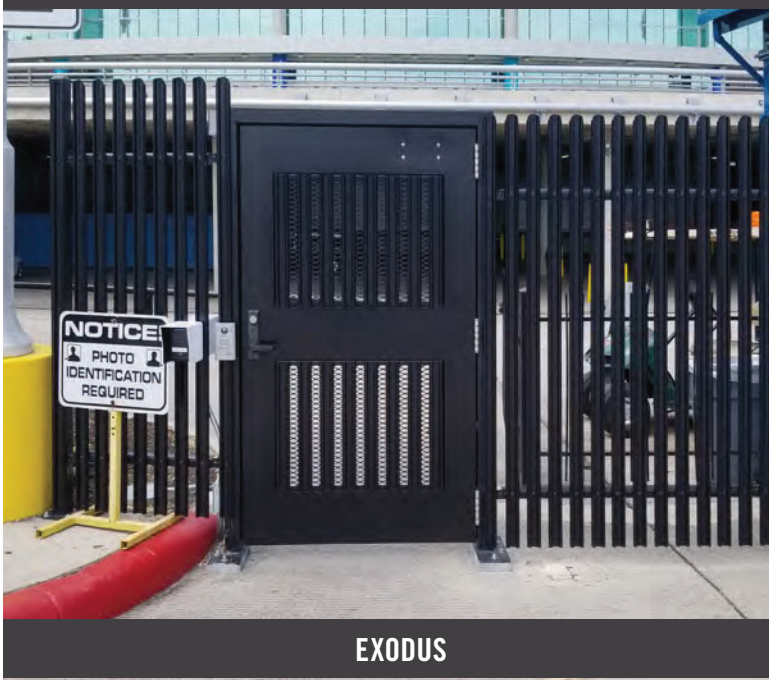




PASSPORT™



TRAVERSE™



EXODUS

CORROSION TESTING

Corrosion occurs more easily without the proper preparation and protection, which is why Ameristar has put our fence products to the test based on **ASTM B117** standards. The results speak for themselves.

CORROSION-PROCESS



PAINTED STEEL



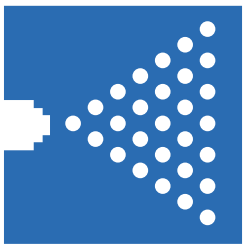
PRIMED & PAINTED STEEL

PERMACOAT™

THE INDUSTRY STANDARD SINCE 1992

In our unique PermaCoat process, our pre-galvanized steel base undergoes an 11-stage cleansing and preparation process. PermaCoat's corrosion resistance exceeds that of painted surfaces with a "no-mar" polyester powder top coat. This dual coating not only withstands weathering but also reduces scratch and burnishing marks often seen during shipping.

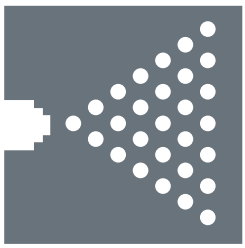
PRE-TREATMENT



ALKALINE WASH

Cleans metal for proper adhesion of zinc phosphate

1



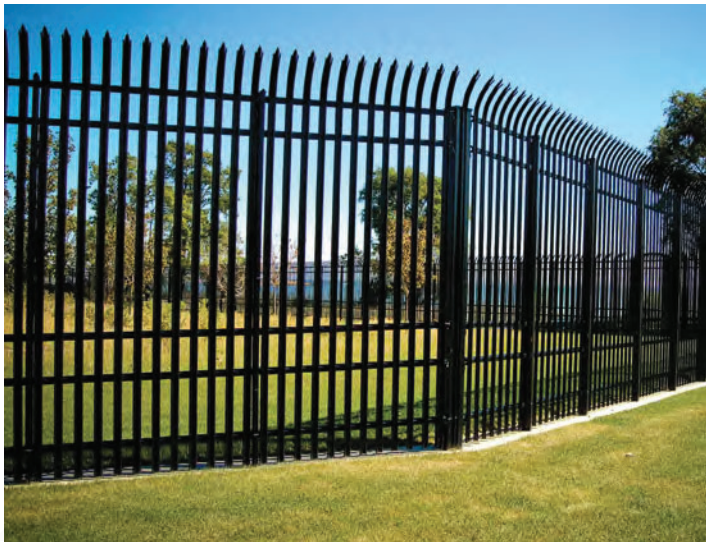
FIXIDINE RINSE

Rinses excess alkaline prior to zinc phosphate application

2



Impasse II is backed by over 30 years of excellence in the fencing industry.





200 HOURS

SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat

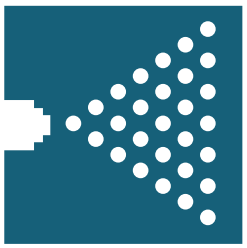
1,500 HOURS

SINGLE COAT PROCESS
Phosphate + Polyester Powder Coat

3,500 HOURS

PERMACOAT PROCESS
Phosphate + Epoxy Powder Coat + Polyester Powder Coat

After these **7 stages**, the steel surface will be completely prepped for the **next 4 coating** stages by **removing everything** that **inhibits** proper adhesion.



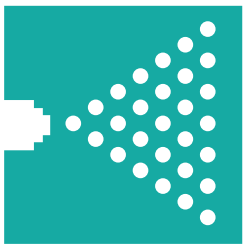
PHOSPHATE
Corrosion resistant layer that assists in bonding powder coating

3



CLEAR WATER RINSE
A bit of clean H_2O to prep for the next phase

4



NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE
Final wash in H_2O to remove any excess debris or particles

6

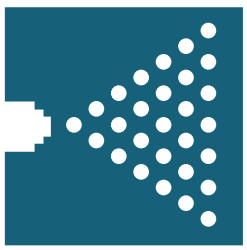


DRYING OVEN
Eliminates all moisture prior to double coating

7



DOUBLE COATING



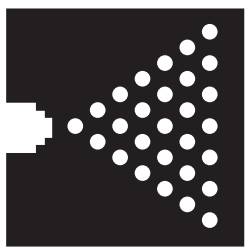
EPOXY POWDER COAT
Epoxy powder is electrostatically applied

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

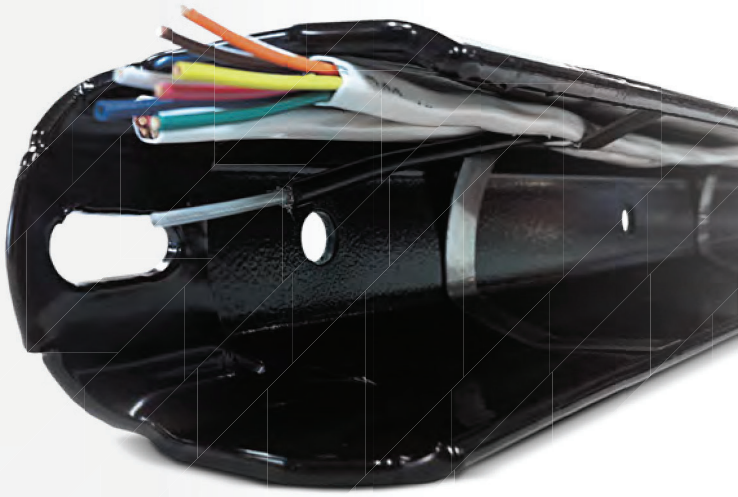
11

SYSTEMS INTEGRATION

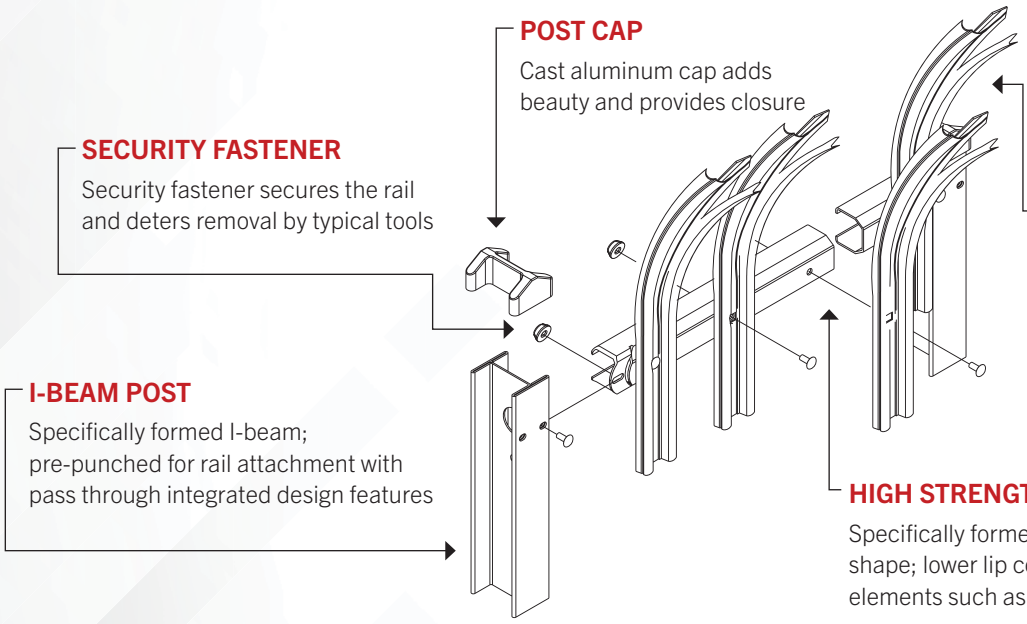
The Impasse II framework is a raceway for wiring, conduits, and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring, becoming a value-added solution for perimeter security upgrades.

When installing these security elements, use Impasse II as a platform:

- Communication & Video Cables
- Intrusion Detection / Fiber Optic Cables
- Access Control Wiring
- Conduits
- Anti-Ram Cabling (Stalwart)



(Inside of rail shown above / view from protected side)



POST CAP
Cast aluminum cap adds beauty and provides closure

SECURITY FASTENER
Security fastener secures the rail and deters removal by typical tools

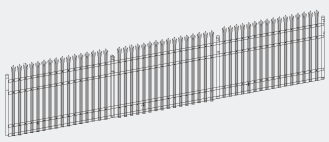
I-BEAM POST
Specifically formed I-beam; pre-punched for rail attachment with pass through integrated design features

STEEL PALES
Specifically formed high strength corrugated architectural shape resists prying or bending; bolt holes are recessed to prevent bolt head from chiseling

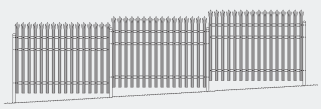
HIGH STRENGTH RAIL
Specifically formed for strength through architectural shape; lower lip contoured to conceal and carry security elements such as anti-ram cabling and IDS.

RACKABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



FULLY RACKABLE PANELS



STAIR-STEPPING PANELS



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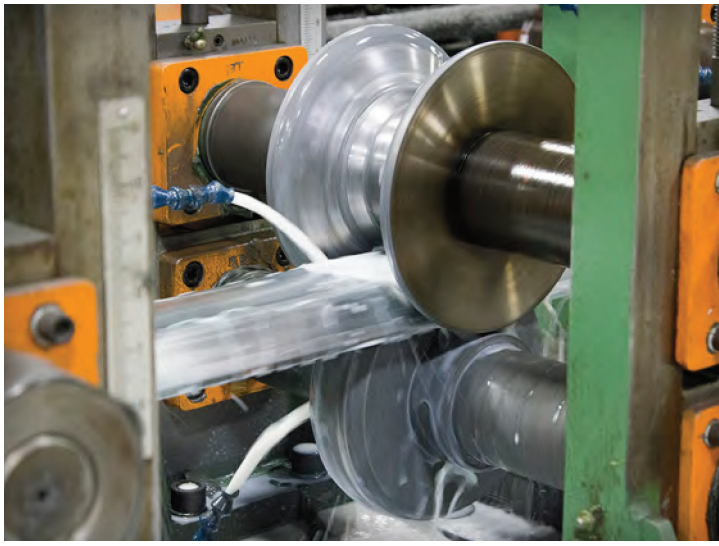



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ASSA ABLOY

To: **Krysti Barksdale-Noble**

From: **Katie Fraser, JC Witt**

Date: **May 16, 2025**

Subject: **Response to Plan Council Meeting Follow-Up Letter**

Dear Krysti,

Thank you and all the staff at the City of Yorkville for your time on April 24, 2025. Below are responses to the individual comments/feedback items that were provided in the letter dated April 28, 2025. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

GENERAL APPLICATION COMMENTS:

Item 1:

The petitioner has provided ownership authorization for submitted applications for the parcels owned by George Ostreko Jr. (#02-07-200-010, #02-07-200-001, and #02-07-200-008) and Mary Auer (#02-07100-008 and 02-06-400-005).

Item 2:

The petitioner shall provide the remaining ownership authorization from property owner Jerry G. and Marilee Foltz (#02-07-200-009).

PLD Response: Owner authorization form will be provided upon receipt.

PRELIMINARY PUD PLAN COMMENTS:

Item 3:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the adjacent property lines on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 4:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the nearest existing residential or commercial structures on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 5:

The petitioner shall provide a "2,000 ft. Residence District Building Height Restriction Zone" buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.

PLD Response: Requested buffer will be added to the Preliminary PUD Plan.

Item 6:

The petitioner will confirm if they intend to accommodate the proposed realignment of E. Beecher Road as recommended by the City Engineer and Public Works Director.

PLD Response: Petitioner requests additional meeting with City Engineer and Public Works Director to discuss East Beecher Road Realignment. PLD strongly prefers option 5 or 5A.

a. If so, the petitioner will address roadway alignments recommended by City Engineer on a revised Site Plan.
   PLD Response: Site plan will be revised following meeting with City Engineer and Public Works Director.

Item 7:

The petitioner will confirm whether they still wish to pursue the vacation of W. Beecher Road and, if so, explain how access will be provided to the approximately 18-acre parcel located south of Galena Road (#02-06-400-001), which is included in the proposed Project Cardinal development.

PLD Response: PLD proposes to vacate West Beecher Road. The 18-acre parcel located east of the site ("Neighboring Property") can add access off of Galena Road, either where the existing Beecher Road Access currently is or at a new access point further to the east. The revised site plan eliminates the proposed curb cut adjacent to the Neighboring Property; this should alleviate concerns regarding proximity of curb cuts on Galena Road.

Item 8:

The petitioner will indicate the recommended easements for trails and proposed sidewalks on an updated Site Plan.

PLD Response: Proposed trails have been added to the site plan.

Item 9:

The petitioner will verify the correct parking count on the Site Plan.

PLD Response: Parking count will be verified on the revised site plan.

Item 10:

The petitioner will provide a traffic study and traffic management plan.

PLD Response: PLD will provide a traffic study and traffic management plan. Scoping for traffic study will require input from City Engineer and Public Works Director.

Item 11:

The petitioner will provide a revised Landscape Plan indicating the proposed areas they seek relief from the recommended eight (8) foot tall berm within the required 100-foot landscape buffer. Architectural renderings or illustrative view shed exhibits are highly recommended to demonstrate the proposed vegetative screening in the areas seeking relief.

PLD Response: PLD intends to work with the City on the appropriate location for berms based on sound and viewsheds.

Item 12:

The petitioner will provide architectural building elevation plans indicating proposed building materials and dimensions. The plans shall also illustrate greater architectural articulation, variation in materials, and a more dynamic color palette to those buildings visible from Eldamain, E. Beecher and Galena Roads.

PLD Response: Project architect is working on generating the requested building elevations. PLD intends to have elevations completed ahead of the scheduled EDC meeting.

Item 13:

The petitioner will provide a pre-construction/existing conditions noise study of subject property and narrative of mitigation steps they intend to employ to ensure compliance with the City's noise ordinance standards.

PLD Response: PLD is actively working to identify a consultant to perform the requested baseline noise study. The proposed plan will be communicated to the city ahead of execution to confirm the city requirement is being satisfied.

Item 14:

The petitioner will provide details on the fence type and material.

PLD Response: Cut sheets of the proposed fence type and material have been provided with this response.

Item 15:

The petitioner will provide additional narrative or details regarding the proposed use of ion-lithium batteries within the data center campus structures.

PLD Response: Project team is working on the requested narrative for lithium batteries. Additional meeting is requested with the fire department.

DEVELOPMENT OFFSETS:

Item 16:

The petitioner is requested to provide the planned average and maximum day water use for the development. The anticipated sanitary sewer flows should also be provided. These numbers will then be used to determine the infrastructure needed to serve this development.

PLD Response: Revised water estimates will be provided ahead of EDC meeting date.

Item 17:

The petitioner is requested to provide estimates of utility taxes and property taxes expected to be generated per building.

PLD Response: PLD is working on utility and property tax estimates and will provide upon completion.

Item 18:

Regarding the requested contributions for entryway/gateway signage, regional park development, and other discussed community investments, staff plans to provide a total estimated amount and a per-acre fee for each data center developer, proportionate to the scale and impact of their respective developments. A detailed estimate from the City is forthcoming and will be provided to the petitioner in advance of the EDC meeting for their consideration.

PLD Response: Noted.

COMMUNITY MEETING COMMENTS:

Item 19:

While not discussed in the meeting, per Section 10-8-5-B-1-a of the Unified Development Ordinance, a community meeting conducted by the petitioner of area/neighborhood property owners, explaining the proposed data center campus development, at their own expense and at a location of their choosing may be required prior to the Planning and Zoning Commission public hearing date.

PLD Response: Community meeting will be scheduled ahead of City Council hearing date.

b. Accordingly, the petitioner will reach out to the various homeowners' adjacent properties along Eldamain Road, E. Beecher Road, Corneils Road, and residents within the Caledonia residential subdivision approximately 0.5 miles southeast of the proposed data center campus.

   PLD Response: Noted.

c. This outreach will need to occur prior to the City Council and Planning and Zoning Commission (PZC) public hearings providing an opportunity to present the plan and gather feedback from residents.

   PLD Response: Noted.

To: **Krysti Barksdale-Noble**

From: **Katie Fraser, JC Witt**

Date: **July 11, 2025**

Subject: **Follow up to 6/24 City Council Meeting Items**

Dear Krysti,

Thank you and all the staff and City Council members at the City of Yorkville for your time on June 24, 2025. Below are responses to comments and questions that required follow-up. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

Item 1 – Decommissioning the development.

Prologis Response: As a clarification to a question about decommissioning, the developer intends to construct and operate a purpose-built data center campus with no alternative future use envisioned for the site. The data center campus buildings and infrastructure (e.g., drive aisles, parking lots, stormwater management facilities) are intended to be "permanent" improvements, much like improvements constructed as part of an office, industrial, or residential development. Accordingly, the only planned decommissioning activity will involve the removal and replacement of mechanical equipment at the end of its operational life.

Item 2 – Does Prologis work with organized labor and does PLD expect to utilize union labor on Project Steel?

Prologis Response: Prologis developments in the Greater Chicago Area, both industrial and data center have historically utilized 100% union labor. Prologis intends to utilize union labor for Project Steel.

Item 3 – Sewer Discharge

Prologis Response: The anticipated sewer discharge per building is approximately 315 GPD. This is a preliminary number and may vary depending on the final design and user of the project.

ENGINEERING ENTERPRISES, INC.

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

April 4, 2025

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

Re: Project Steel
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Preliminary PUD Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Conceptual Landscape Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Trip Generation Memo dated March 14, 2025 and prepared by Langan Engineering
- Other Supporting Documentation

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

General

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

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
    a. Truck turning exhibits for delivery and emergency vehicles
    b. Photometric plan
    c. Landscape plan, including a tree preservation plan
    d. Field tile survey
    e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. The access points should align with the proposed Project Cardinal access points to the north.

7. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

8. The proposed Eldamain Road connection will need to be reviewed and approved by the Kendall County Highway Department. Eldamain Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. Generally, they have commented that the location is acceptable, but it may have to be shifted slightly to the south to achieve a 1/3 mile spacing from Galena Road.

9. Kendall County is seeking a total of 150' of right-of-way dedication (75' along the east side) along Eldamain Road. City utility easements will be required outside of the right-of-way.

10. The City will have jurisdiction over the proposed new Beecher Road. A minimum of 80 feet right-of-way will be required.

11. Consideration should be given to reconstructing E. Beecher Road from the project property limits to Galena Road.

12. Intersection improvements at E. Beecher Road and Galena Road may be required.

13. West Beecher is proposed to be vacated. The developer should confirm that this will not adversely affect properties adjacent to the roadway and all adjacent properties have appropriate access.

14. The proposed new Beecher Road does not align with the existing Beecher Road south of Corneils Road. This is not acceptable to the City. The roadways will need to align with no jogs.

15. Corneils Road will need to be reconstructed across the frontage of the property. Consideration should be given to reconstructing across ComEd's parcel as well.

16. We will require a right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.

17. The proposed access point located just west of new Beecher Road appears to be too close to the intersection.

18. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

19. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

20. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

21. The developer should identify the proposed construction access points.

22. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

23. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

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

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2
pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. JC Witt, Prologis (via email)
Mr. Greg Jones, Ancel Glink (via email)
Mr. Andrew Uttan, Langan Engineering (via email)
TNP, PGW2, EEI (via e-mail)

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 Steel Proposed Three-Phase Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed three-phase development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits located approximately 2700 ft Southeast of the closest Project Steel building shown in the preliminary PUD (on Ryan Drive, Caledonia Drive, and Lauren Drive). The distance between the proposed data center buildings and these residences will be beneficial, and we expect the project can meet the noise ordinance at this distance with planning and if noise mitigation measures are implemented.
5. The closest residential land use within the City of Yorkville is 1400 feet east of the nearest data center building, located at 1414 Eldamain Road. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance, potentially at completion of each project phase.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the West, South, and East of the proposed Data Center Campus on Eldamain, Corneils, and East Beecher Roads.

****END OF MEMORANDUM****

Soundscape Engineering
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MEMORANDUM

April 28, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 24th Plan Council Meeting

On April 24, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments in responses to our acoustics-related discussion:

1. *Continuous Noise Monitoring:* The City is interested in requiring continuous noise monitoring during the construction and operation of the Project Steel and Project Cardinal data centers. We spoke with two sound level meter manufacturers, NTi and Larson Davis, regarding their continuous noise monitor offerings. The estimated cost for the hardware is $12,000 - $25,000 per monitor. This includes the purchase of a sound level meter, microphone, outdoor case, permanent mounting, solar power, and modem. There are also labor costs associated with site selection, installation coordination, setup, training, and data review. Let us know if you would like us to investigate further.

2. *Equipment Placement:* As discussed in the Plan Council meeting, the best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.

3. *Operational Conditions:* We recommend an update to item 31.kk.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance. Matching the pre-development baseline may be impractical for a project of this scale, and the ordinance is designed to balance the city's needs for development and protect residents from excessive noise.

****END OF MEMORANDUM****

Soundscape Engineering
3711 N. Ravenswood Ave., Ste. 104 • Chicago, IL 60613 • (312) 436-0032
729 W. Ann Arbor Trl., Ste. 150 • Plymouth, MI 48170 • (734) 418-8663
www.SoundscapeEngineering.com

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: April 2, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
SEC of Galena Road & Eldamain Road east toward E. Beecher Road
Proposed Data Center Campus and On-Site Substation Development

---

I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD), Preliminary PUD Plan and Project Narrative for Project Steel received March 14, 2025 as submitted by Ancel Glink P.C., attorney, on behalf of Prologis, L.P., petitioner, as well as a conceptual Preliminary PUD Plan dated 03/14/25, Proposed Phasing Schedule, Conceptual Landscape Plan dated 03/14/25, a Trip Generation Memorandum and exterior building renderings all prepared by Langan.

The petitioner, as contract purchaser, along with property owner Rosenwinkel Family Trust Et Al, is seeking approval for the annexation of sixteen (16) parcels totaling 540 acres (subject property). These parcels will be part of a master planned high-tech data center campus. The petitioner also requests the rezoning of the subject property to within the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of twenty-four (24) two-story data center buildings totaling approximately 9.5 million square feet, three (3) electrical substations, associated stormwater detention basins, equipment yards, and a proposed right-of-way vacation of W. Beecher Road.

The plan proposes three (3) phases of development with each phase of development including between 7-9 data center buildings, one (1) substation, and eight (8) associated stormwater basins. If approved, construction is anticipated to begin in summer of 2027, with full campus buildout happening over the course of 20 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners of the subject property prepared by the petitioner and submitted as part of the application and noted several owners of record's affidavit as part of the aforementioned petitions were not included.
    a. **According to the Kendall County tax records the owner of parcels #02-07-200-010, -001,and -008 is GEORGE OSTREKO JR ET AL; owner of parcels 02-07-100-008 and 02-06-400-005 is MARY AUER; and the owner of parcel 02-07-200-009 is JERRY G. MARILEE FOLTZ.**
    b. **Please have the owners of record execute a notarized application stating they are party to the annexation, rezoning, PUD and Preliminary PUD Plan application requests.**

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of sixteen (16) unincorporated parcels totaling 540-acres as broken down below:

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

3. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.

4. **CONTIGUITY** – Contiguity with the current City of Yorkville corporate boundaries is established through the Hagemann and Bright Farms parcels to the west, Westbury South Village to the south, and the Bennett and Yorkville Renewables Solar Farm properties along with Westbury East Village to the east.

5. **ANNEXATION AGREEMENT** – The petitioner states they anticipate entering into an annexation agreement with the City "containing mutually beneficial terms governing the Subject Property's annexation and future development."

GENERAL ZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all sixteen (16) parcels upon annexation within the subject area to M-2 General Manufacturing District.

    a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning the parcels to be annexed to the M-2 General Manufacturing District.

7. **SURROUNDING LAND USE & ZONING -** The following is a summary of the current zoning classifications and land uses of the properties immediately surrounding the subject site. This information provides context for the existing development patterns in the area and helps assess the compatibility of the proposed use with adjacent properties and overall community planning objectives:

	Zoning	Land Use
North	A-1 (Kendall County) M-1 Limited Manufacturing (Kendall County) M-3 Manufacturing Special Use (Kendall County) Galena Road (Rte. 30)	Farmland Agricultural Earth Materials Extraction, Processing and Site Transportation Land Use
East	A-1 Agricultural (Kendall County) A-1 Agricultural Special Use (Kendall County) A-1 Agricultural Special Use (Yorkville) R-2 Single-Family Traditional District Beecher Road	Farmland Farmland Farmland (Solar Farms) Farmland (Westbury East Village) Transportation Land Use
South	A-1 Agricultural District Special Use (Kendall County) M-1/M-2 Limited/General Manufacturing (Yorkville) R-4 General Multi-Family Residence District Commonwealth Edison – Transmission Station Corneils Road	Camp Mutty Paws (Dog Kennel) Bright Farms Farmland (Westbury South Village) Utility Land Use Transportation Land Use
West	M-2 General Manufacturing District (Yorkville) M-1 Limited Manufacturing (Kendall County) A-1 Agricultural/R-1 District (Kendall County) Eldamain Road	Farmland (Hagemann) Auto Repair (Jet's Towing) Residential Land Use Transportation Land Use

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

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

PLANNED UNIT 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.

c. An application for Planned Unit Development (PUD) was **not included** in the packet submittal. However, responses to the PUD standards were provided in the narrative prepared by Gregory W. Jones of Ancel Glink.

i. **Staff recommends a formal application for Planned Unit Development (PUD) be provided which identifies at least one (1) modification standard found in Section 10-8-8D of the UDO.**

d. **Staff recommends the petitioner consider the following modification standards which may be applicable to the proposed data center campus development**:

i. Modification Standard #11 "Funding or Construction of Public Roadways". The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development may be required to make roadway improvements to E. Beecher Road, Corneils Road, and at the intersection at Galena Road and E. Beecher Road.**

ii. Modification Standard #12 "Regional Utility Improvements". The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to construct and extend public utilities (water and sanitary) to the property**.

e. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

f. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

g. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE –** The petitioner proposes to develop the subject property in three (3) phases over an estimated twenty (20) year period, with each phase being served by its own stormwater and other infrastructure. According to the Project Steel's narrative, construction of the first phase is anticipated to begin during the summer of 2027. Below is the proposed phase development:

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1-7)	5 PONDS (1-5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8-16)	2 PONDS (8-9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17-24)	2 PONDS (6-7) SUBSTATION 3 ASSOCIATED PARKING

h. **Staff recommends the phasing plan consider minimizing impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures**.

i. **What is proposed for the future development of the 84 acres on the east side of proposed realigned E. Beecher Road?**

12. **BUILDING SETBACKS/BUILDING SEPARATION –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

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

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

a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**

b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?

1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **The petitioner is seeking a zero (0) foot building setback for all buildings within the campus-style development, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines meeting the minimum standard on all lots. Staff supports this request due to the site being served primarily by internal private access drives.**

c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure**.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**

13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

    j. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).

    k. The City is currently in the process of adopting specific development standards for data center campus developments.

    l. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**

14. **NUCLEAR ENERGY USES** – Staff requires the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for the proposed two-story data center buildings to top of the building's roof and to the top of rooftop equipment. As proposed buildings will not exceed 56.5' to top of structure and 70' to top of rooftop equipment.

    m. **Staff recommends a maximum overall height for data center buildings within 2,000 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.**

        i. **The petitioner shall provide a "2,000 ft. Residence District Building Height Restriction Zone" buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.**

16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 70% in Phases 2 and 3.

17. **VEHICULAR/PEDESTRIAN ACCESS** – The site features a total of seven (7) access points, including two (2) primary access drives—one from Corneils Road and one from Eldamain Road. Additionally, there are three (3) emergency access points: one off Galena Road and two along the proposed realigned E. Beecher Road. The site also includes two (2) direct access drives—one from Galena Road serving Substation #2 and one from Corneils Road serving Substation #1. All access points connect to an internal 30-foot-wide looped roadway system, which provides

circulation throughout the development, linking all 24 data center buildings, associated equipment yards, three (3) substations, and nine (9) stormwater basins.

ii. **Will the two (2) access drives to the substations intended exclusively for the user and ComEd, and will these access points will also be locked and secured? It appears some of these access drives are outside the fenced perimeter**.

iii. **It appears the proposed primary access points to the data center will be fenced. Will these entry points be guarded stations requiring extensive security verification before entry**?

iv. **It is essential that realignment of E. Beecher Road remains a seamless roadway—there can be no jogs or 90-degree curves. It must function as intended in our comprehensive plan, which may necessitate the reorientation or reconfiguration of buildings near Substation 1. Additionally, the road should serve as an attractive entry to the community, with proper beautification efforts, such as landscaping, berms, setbacks, and aesthetically designed buildings facing Beecher.**

1. **Staff defers to City Engineer and Public Works Director regarding site access and roadway alignments.**

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

i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.

ii. **Staff has concerns regarding access for adjacent parcels. The control over adjacent parcels is a key concern. Currently, Prologis does not control all parcels in the area of the roadway, making it difficult for the City to justify blocking access to W Beecher for the Hagemann parcel, as well as the vacant parcels at the southeast corner of W. Beecher and Galena Road. Therefore, at this point staff does not support this deviation.**

o. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #6**).

i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is

unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

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

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

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

PARCEL	*ESTIMATED FRONTAGE*	*ESTIMATED RECAPTURE*
02-06-300-011	~ 1,832 linear feet	$294,952
TOTAL	**~ 1,832 linear feet**	**$294,952**

19. **PARKING** - According to the Site Plan submitted, there are 1,080 total parking spaces to be provided on the property to accommodate the proposed twenty-four (24) building data center campus and electric substation uses as detailed below:

Location	*Sq. Ft.*	*Provided Parking Spaces*	*Parking Required 0.3 Per 1,000 Sq. Ft.*
	Phase 1		
Building 1	379,100	45	114
Building 2	379,100	45	114
Building 3	379,100	45	114
Building 4	379,100	45	114
Building 5	379,100	45	114
Building 6	379,100	45	114
Building 7	379,100	45	114
	Phase 2		
Building 8	379,100	45	114
Building 9	379,100	45	114

Building 10	379,100	45	114
Building 11	379,100	45	114
Building 12	379,100	45	114
Building 13	379,100	45	114
Building 14	379,100	45	114
Building 15	379,100	45	114
Building 16	379,100	45	114
Phase 3			
Building 17	379,100	45	114
Building 18	379,100	45	114
Building 19	379,100	45	114
Building 20	379,100	45	114
Building 21	379,100	45	114
Building 22	379,100	45	114
Building 23	379,100	45	114
Building 24	379,100	45	114
TOTAL	**9,477,500**	**1,080**	**2,736**

p. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 379,100 sq. ft. requiring ~114 parking spaces per building, however, they contend the actual parking demand will be approximately 45 spaces per building (**Deviation #3**).

    i. *Note, Preliminary PUD Plan states 45 spaces per building, while the narrative stated 47 parking spaces per building. Staff has deferred to the Preliminary PUD Plan,* ***but the petitioner must verify the correct parking count***.

q. Staff has estimated the total required parking for the subject property is 2,736 spaces, including **55 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 55 electric vehicle charging stations**.

    i. The petitioner is proposing to provide 25 ADA accessible parking spaces and 21 E/V parking stalls.

    ii. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, **however, staff recommends a fee in lieu of the difference in the required electrical vehicle charging station infrastructure and provided stations (34) which will be used to install electric charging stations in the downtown or at other public facilities.**

r. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (**Deviation #7**).

    i. **No waiver required as it is a parking bonus mechanism, not a requirement**.

s. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #4**). **Staff supports the request.**

20. **TRAFFIC IMPACT –** The petitioner has provided a Trip Generation Technical Memo prepared by Langan providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 1,440 trips. **Staff defers to the City Engineer regarding Trip Generation Technical Memo**.

    t. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

21. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

    u. Per staff's review, the following sections of the Landscape Plan would apply:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

            1. **Petitioner is seeking relief from this standard**. *However, plans indicate a buffer planting area around the individual data center building*.

                a. **The petitioner shall verify if the building foundation landscape zone is being met or not per the Conceptual Landscape Plan**.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

            1. **Petitioner has indicated parking area buffer (perimeter) landscape zone plantings on Conceptual Landscape Plans**.

        iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. **Petitioner is seeking relief from this standard. Staff supports this request.**

iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. Petitioner has indicated a 50'wide buffer planting area with shade, ornamental, and evergreen tree mix. The petitioner also proposes enhanced entry landscaping to the two (2) primary access points located at Corneils Road and Eldamain Road.

2. **Staff recommends a 100' Transition Type D Zone Landscape Buffer on the Conceptual Landscape Plan**.



3. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

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

v. Petitioner proposes to utilize primarily ground mounted mechanical equipment with the equipment yard but will also utilize rooftop mounted equipment.

w. As proposed, ground mounted mechanical equipment will be screened with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units.

i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**

ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**

iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening**.

23. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

    x. Petitioner **has not** provided manufacturers brochure of proposed security fencing. However, they are requesting to have twelve (12) foot tall security fence extend beyond the front plane of the primary building façade (**Deviation #10**).

        i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**

        ii. **Petitioner must provide details on the fence type and material.**

        iii. **Staff questions the request for a twelve-foot (12'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence when previous data center developers have requested ten foot (10') tall fences.**

            1. **The petitioner needs to justify this request before staff can provide a recommendation.**

        iv. **Will the fences be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department)?**

24. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, "Battery Uses" are permitted within the M-2 General Manufacturing District. "Battery Uses" are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

    y. The petitioner's plans do not indicate that battery uses, or storage, is proposed for the development. **Please verify if battery uses or storage is planned for the proposed data center campus**.

    z. If so, staff will require the following:

        i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

        ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (*See comment #31 Recommended Operational Conditions*)

        iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-

rated enclosure and must have an automatic sprinkler system and detection system.

25. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

    aa. The petitioner has submitted exterior building renderings featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance.

        i. **Staff recommends the petitioner provide architectural building elevation plans indicating proposed building materials and dimensions**.

    bb. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance on the long blank expanses of the side facades.**

    cc. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement** (**Deviation #11**).

        i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the side facades and improve overall aesthetics.**

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

26. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

    dd. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

27. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

    ee. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but refer to previous comments under #17.**

    ff. **Staff defers to the City Engineer regarding the realignment of E. Beecher Road.**

28. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations but does propose ground-mounted entry way signage on Corneils Road, Eldamain Road, and Galena Road.

    gg. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

    hh. Single-tenant monument signs may have a maximum sign area of 32 square feet and a maximum height of 8 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 48 square feet and a maximum height of 12 feet.

    ii. Multi-tenant signs are permitted a maximum sign area of 32 square feet and a maximum height of 10 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 64 square feet and a maximum height of 14 feet.

        i. **See comments under #32 Comprehensive Plan and #33 Development Offsets entryway and placemaking elements.**

29. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Eldamain Road or Corneils Road with internal building numbering/identification?**

30. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

    jj. **How tall do you anticipate the light standards will be for the data center campus?**

        i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

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

    kk. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.**

iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

ll. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

mm. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**

ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**

iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**

iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

nn. **Building Code Standards** – The following building code standards shall apply:

i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

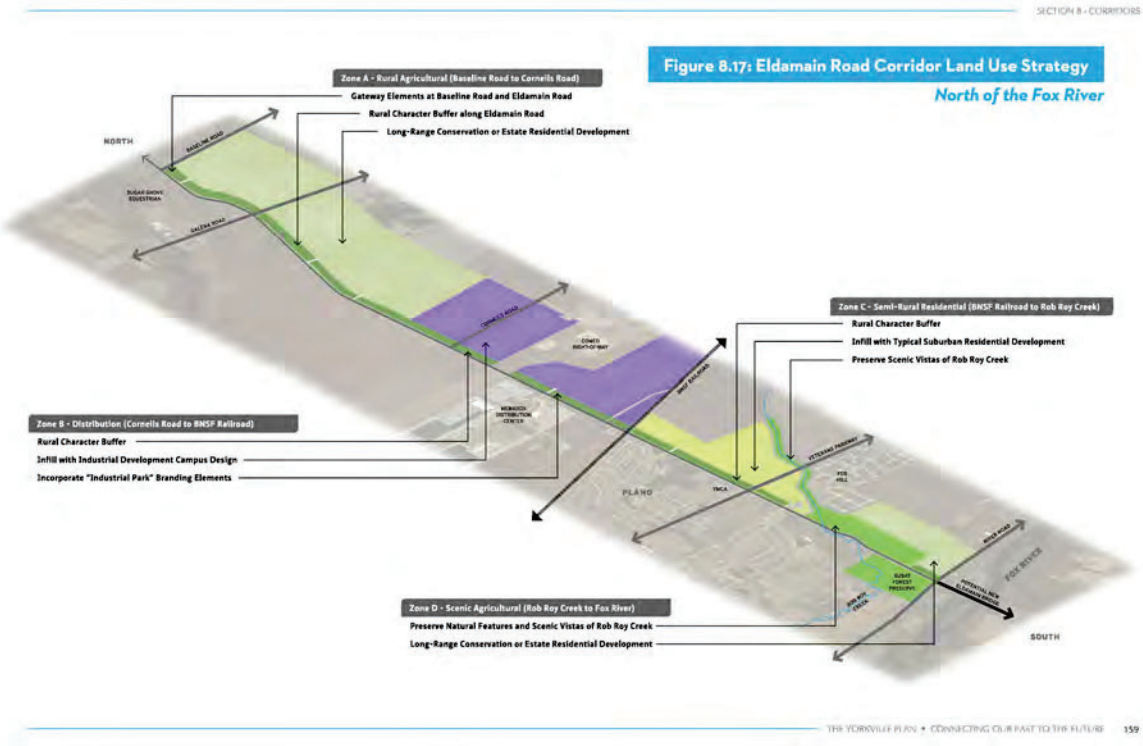
32. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Steel as "Estate/Conservation Residential (ECR)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing.

oo. **The current future land use designation reflects a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. While the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City."**

pp. **Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would**

like to note the following recommendations from the Comprehensive Plan related to the subject property:

i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character.



33. **DEVELOPMENT OFFSETS -** As part of the City's efforts to balance the scale and impact of the proposed 540-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park, community investment within the City's downtown, and dedicating land to the local fire protection district for a future facility to address increased service demands as described below:

qq. **Entryway/Gateway Signs**

i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of one (1) Gateway Element/Entryway Monument Signs located at the southeast corner of Galena Road/Eldamain**.

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

rr. **Parks & Recreation**

i. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

ss. **Utility Infrastructure**

i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements**.

tt. **Utility & Property Taxes**

i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates**.

uu. **Community Investment**

i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #33. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.**

vv. **Bristol Kendall Fire District**

i. **Staff requests the petitioner purchase and donate (or provide cash in lieu of) a minimum of five (5) acres for a future fire station with potential locations at the following at the discretion of the fire protection district:**

1. Site #1 the unplanned ~8-acre parcel located at the NEC of Corneils and Future Beecher Road

2. **Site #2 within the ~84-acre area of "future development" on the eastside of the Proposed Beecher Road.**

Eldamain Road Recapture Benefitted Parcels



6/26/2024, 1:45:10 PM

1:23,646

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Nearmap, Map data from OpenStreetMap

Kendall County GIS

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: March 24, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police
Reference: List Project Name: Project Steel Data Center - Prologis
List Applicant Name:
List Project Manager:
List Project Number: PZC 2025-08

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: __X__ Yes ____ No
**Signage must meet MUTCD Standards
**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? __X__ Yes ____ No
Comment #1: **Proper construction routes should be identified. Secondary roadways such as Corneils should not be used. Signage would be requested.**
Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**
Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****
****All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels****

Roadway

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Do you have intersection Concerns? __X__ Yes ____ No

Comments: **We do have intersection concerns with the private driveways coming out onto Galena Roadway. This roadway is well traveled with higher speed limits (55mph). Proper signage is being requested.**

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No

Total Entrance/Exits for development? **3 – Galena Road**

Are vehicle entrance/exits safe? __X__ Yes ____ No

Are warning signs for cross traffic requested? __X__ Yes ____ No

Comments: **Direct entrances/exits to Galena Road should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? __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

Will security cameras be in use? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ____ Yes ____ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns **X** Yes ____ No

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

From: Tim Evans
To: Krysti Barksdale-Noble
Cc: Scott Sleezer
Subject: Data Centers - P&R Land Cash Requests
Date: Friday, March 14, 2025 7:24:38 AM

Hello Krysti,

I know we have had some minor discussion about Data Center and P&R Land Cash requests, but just to put something in writing, the following would be P&R staff initial requests:

1. Land Cash, so that the City is able to purchase land and develop parks sites somewhere else in the City.
2. If possible, new trails:

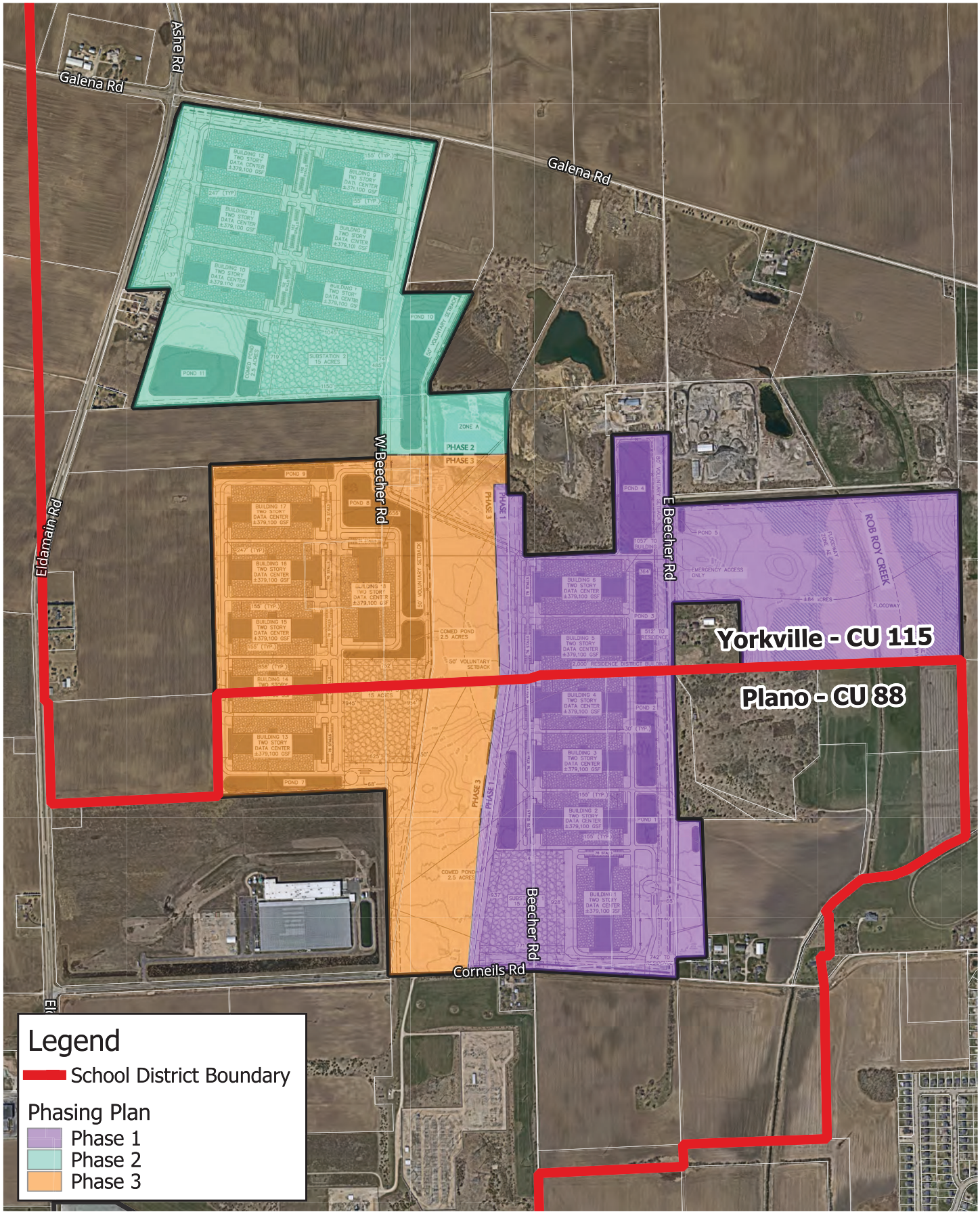
    a. Trail along Beecher from Rt34 to Galena
    b. Trail along Eldamain from Rt 34 to Baseline
    c. Trail along Baseline from Ashe/Eldamain to Rt47
    d. Trail along Corneils from Eldamain to Rt 47
    e. Trail along Faxon from Beecher to Alen Dale Ln

Thank You,

Timothy V. Evans, CPRP
Director of Parks and Recreation
United City of Yorkville Parks and Recreation Department
630-553-4357 / tevans@yorkville.il.us
Like the Yorkville Parks and Recreation Department at:
https://www.facebook.com/YorkvilleParksandRec/
Register for classes at:
www.yorkvilleparksandrecreation.com

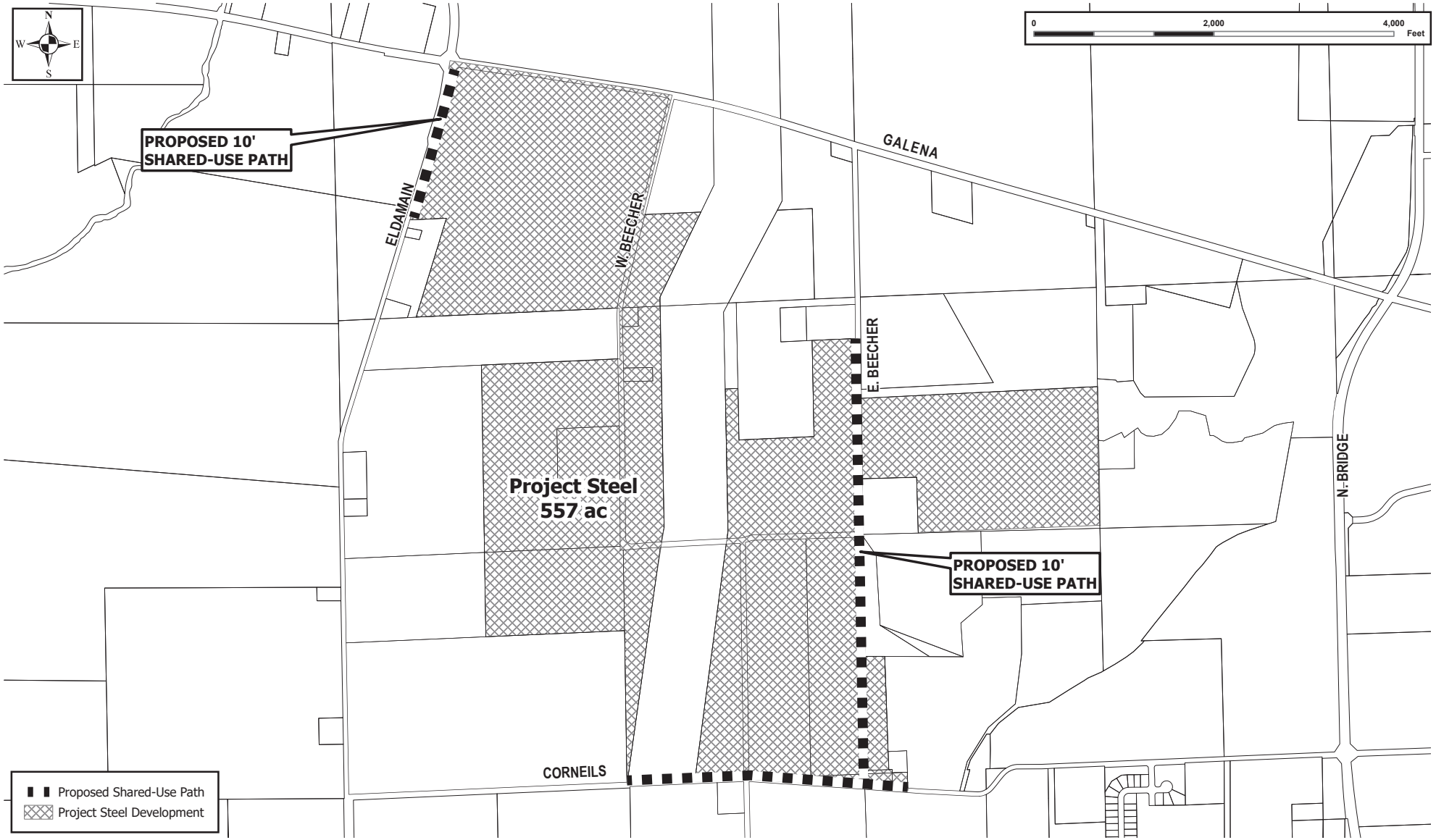


City of Yorkville 2.0: Facebook, Twitter, and YouTube



PROJECT STEEL / SCHOOL DISTRICT

United City of Yorkville, Illinois
Date: July 29, 2025
Data: Kendall County



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

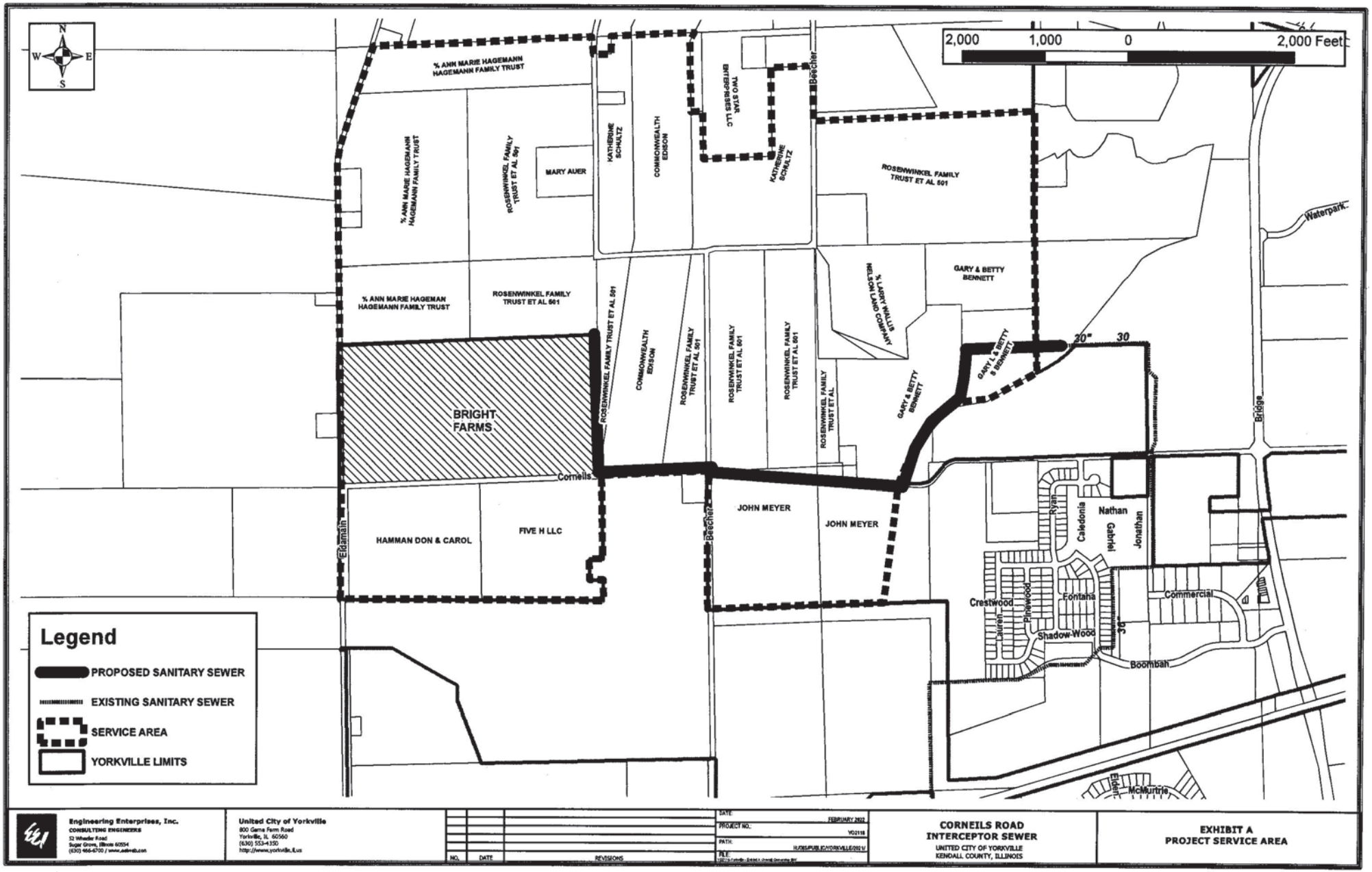
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE:	MAY 2025
PROJECT NO.:	YO2508
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	YO2451_PROJECT STEEL PATH EXHIBIT

PROJECT STEEL

EXHIBIT XX
PROPOSED PATH LOCATIONS



Engineering Enterprises, Inc. CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 / www.eeinc.com	United City of Yorkville 800 Game Farm Road Yorkville, IL 60560 (630) 553-4350 http://www.yorkville.il.us	NO. / DATE / REVISIONS	DATE: FEBRUARY 2022 PROJECT NO.: YO2118 PATH: H:/JOBS/PUBLIC/YORKVILLE/002 U FILE:

CORNEILS ROAD INTERCEPTOR SEWER
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

EXHIBIT A
PROJECT SERVICE AREA

WESTBURY

NORTH VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-N	TOWNHOUSE	21
2-N	COURTYARD HOME	15
3-N	SINGLE FAMILY (90X150)	18
4-N	TOWNHOUSE	13
5-N	VILLAS	5
6-N	VILLAS	5
	GOLF COURSE	72
	RETENTION/DETENTION (GOLF)	0
	PARK/OPEN SPACE	6
	EXTERNAL ROW*	4
	WESTBURY BOULEVARD	5
TOTAL		164

*INCLUDES GALENA & BEECHER

MIDDLE VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-M	SINGLE FAMILY (90X150)	54
2-M	TOWNHOUSE	14
3-M	SINGLE FAMILY (65X125) (ACTIVE ADULT)	16
4-M	LUXURY TOWNHOUSE	13.5
5-M	SINGLE FAMILY (80X150)	13
6-M	COURTYARD HOME	19.5
7-M	TOWNHOUSE	16
8-M	SINGLE FAMILY (70X150)	20
9-M	VILLAS	5
	GOLF COURSE	88.5
	GOLF MAINTENANCE	2
	COMMUNITY CLUBHOUSE	7
	RETENTION/DETENTION	44
	EXTERNAL ROW*	5.5
	WESTBURY BOULEVARD	10
	OPEN SPACE / BUFFER / R.O.W.	2
TOTAL		
*INCLUDES BEECHER		330

WEST VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-W	SINGLE FAMILY (90X150)	39
2-W	SINGLE FAMILY (80X150)	41
3-W	TOWNHOUSE	18
4-W	TOWNHOUSE	16
5-W	COURTYARD HOME	18
6-W	CONDO/FLATS	11
7-W	APARTMENTS	19
8-W	COMMERCIAL	17
	CLUBHOUSE	5
	RETENTION/DETENTION	26
	PARK/OPEN SPACE	23
	EXTERNAL ROW*	2
	WESTBURY BOULEVARD	9
	OPEN SPACE / BUFFER / R.O.W.	6
TOTAL		
*INCLUDES GALENA & ELDAMAIN		250

COMPOSITE SITE DATA
(NORTH, MIDDLE, WEST VILLAGES)

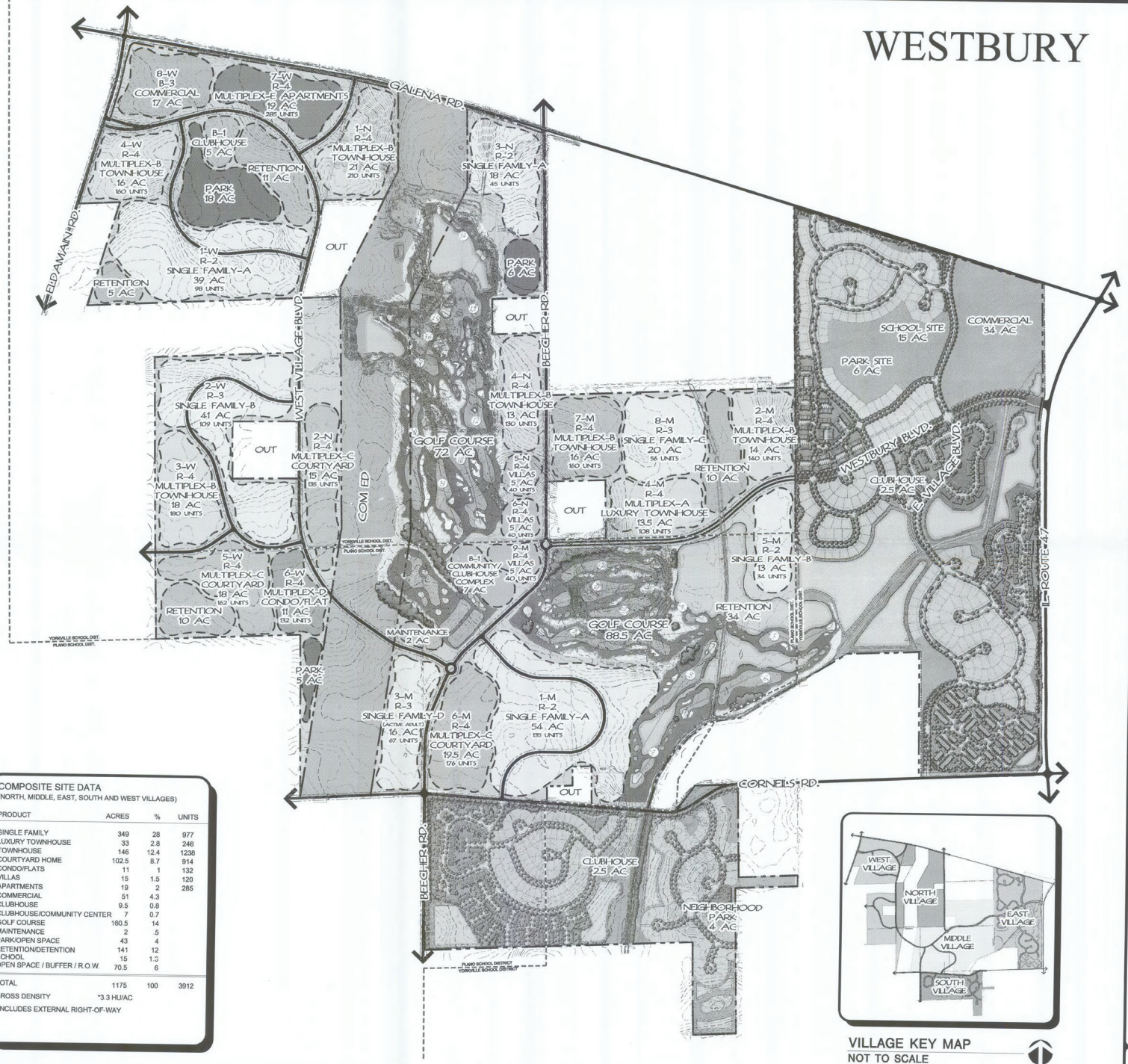
PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	201	27	544
LUXURY TOWNHOUSE	13.5	1.8	108
TOWNHOUSE	98	13.2	980
COURTYARD HOME	52.5	7.1	473
CONDO/FLATS	11	1.5	132
VILLAS	15	2.0	120
APARTMENTS	19	2.6	285
COMMERCIAL	17	2.3	
NEIGHBORHOOD CLUBHOUSE	5	0.7	
CLUBHOUSE/COMMUNITY CENTER	7	0.9	
GOLF COURSE	160.5	21.6	
MAINTENANCE	2	0.3	
PARK/OPEN SPACE	29	3.9	
RETENTION/DETENTION	70	9.4	
EXTERNAL ROW	11.5	1.5	
WESTBURY BLVD	24	3.2	
OPEN SPCE / BUFFER / R.O.W.	8	1.0	
TOTAL	744	100	2642
GROSS DENSITY	*3.6 HU/AC		

*INCLUDES EXTERNAL RIGHT-OF-WAY

COMPOSITE SITE DATA
(NORTH, MIDDLE, EAST, SOUTH AND WEST VILLAGES)

PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	349	28	977
LUXURY TOWNHOUSE	33	2.8	246
TOWNHOUSE	146	12.4	1238
COURTYARD HOME	102.5	8.7	914
CONDO/FLATS	11	1	132
VILLAS	15	1.5	120
APARTMENTS	19	2	285
COMMERCIAL	51	4.3	
CLUBHOUSE	9.5	0.8	
CLUBHOUSE/COMMUNITY CENTER	7	0.7	
GOLF COURSE	160.5	14	
MAINTENANCE	2	.5	
PARK/OPEN SPACE	43	4	
RETENTION/DETENTION	141	12	
SCHOOL	15	1.3	
OPEN SPACE / BUFFER / R.O.W.	70.5	6	
TOTAL	1175	100	3912
GROSS DENSITY	*3.3 HU/AC		

*INCLUDES EXTERNAL RIGHT-OF-WAY



VILLAGE KEY MAP
NOT TO SCALE

JOB NO.: 0507
DATE: 05.10.06
REVISIONS: 05.29.06, 06.20.06, 06.30.06
DRAWN BY: trc

ocean atlantic
OWNER/DEVELOPER
1800 DIAGONAL ROAD, SUITE 425
ALEXANDRIA, VA 22314
(630) 260-6060
(703) 299-8199 (FAX)

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Lannert Group
Landscape Architecture * Planning * Community Consulting
215 Fulton Street
Geneva, Illinois 60134
(630) 208-8088
(630) 208-8080
Fax
http://www.lannert.com
tlg@lannert.com

CONCEPT PLAN

NORTH

SCALE 1"=400'

SHEET NUMBER 3
3 OF 4

DRAWING NAME: S:\...Project Files_Active Jobs\...0507 - Drawing Data - 3-Project Development, Concept Plan - Overall - Overall Concept Plan.dwg DATE PRINTED: Jun 29, 2006 - 3:14pm

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:	Matt Gilbert
To:	Jori Behland
Cc:	Shannon Westberg; lynn@dlkllc.com; Reynolds, Sean; Durkin, Sam; Bart Olson; Krysti Barksdale-Noble
Subject:	WRITTEN COMMENT - EDC meeting 8/13/2015
Date:	Tuesday, August 12, 2025 4:12:55 PM

Members of the Planning & Zoning Commission:

We write in opposition to certain proposals submitted by Prologis, L.P. in regard to their Project Steel data center development. Specifically, we object to (1) the proposed vacation of West Beecher Road adjacent to our property (the former Hagemann property), and (2) the proposed rerouting of Beecher Road through the former Meyer property.

First, the vacation of West Beecher Road would eliminate a secondary access point to our 138-acre site, the former Hagemann property. As you know, this property is zoned M-2 General Manufacturing District, which permits a wide variety of manufacturing, industrial, and related uses. Green Door has marketed, and intends to develop, the Hagemann property consistent with such uses. Vacating West Beecher Road would devalue the Hagemann property and severely impact future development by eliminating secondary access to the site.

Similarly, the proposed rerouting of Beecher Road through the former Meyer property would severely impact the development potential of the site. The Project Steel proposal would effectively cut the property in two, eliminating the contiguous nature of the site and rendering the property worthless from a development perspective. It is important to note, unlike the Project Steel site, both the Hagemann and Meyer properties are currently annexed to the City.

Green Door truly values its relationship with the City, and we look forward to more successful projects in Yorkville and a continued, productive collaboration with the United City of Yorkville team.

Respectfully,

Green Door Capital, manager of:

Yorkville Nexus III LLC (owner of GD Hageman) and Yorkville Nexus V LLC (owner of GD Meyer)

Matt Gilbert
Green Door Capital
(312) 622-8300

From: Tammi Schleining
To: Krysti Barksdale-Noble
Subject: Re: Project Steel - Data Center Follow-Up
Date: Friday, August 15, 2025 2:02:55 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image003.png
image002.png
image004.png
image001.png

Kristi,

Thank you for the information. We will review and get back to you with any additional questions we may have.

Thanks,
Tammi Schleining

On Fri, Aug 15, 2025, 1:07 PM Krysti Barksdale-Noble <knoble@yorkville.il.us> wrote:

> Good Afternoon Tammi,
>
> Thank you for your detailed email outlining your concerns regarding the Project Steel data center proposal. I've listed each of your questions below with responses based on the information currently available from the developer (referenced as "PLD Response"), City staff, and our consultants.
>
> Construction Phase Concerns
>
> 1. **How will excavation, trenching, or dewatering during construction impact local wells?**
>
> Your well is 98 feet deep according to state records and draws from the shallow sand and gravel aquifer, which is hydraulically separate from the deep aquifers (500–1,000+ feet) that supply the City's water. Because these aquifers are not connected in our region, the data center's use of City water will not lower the water level in your well. Standard construction methods, similar to other large projects in Yorkville, are not anticipated to affect local wells as any excavations and trenching will be well above this level.
>
> **PLD Response**: Construction activity is not anticipated to impact local wells or regional groundwater elevations. The proposed project does not require deep excavations related to earthwork. The preliminary geotechnical investigation does not indicate that deep foundations will be required. While surficial and potential perched groundwater is anticipated to be encountered during construction, the regional and shallower aquifers will remain untouched below construction activities.
>
> **2. What measures are in place to control sediment, runoff, or vibration that will disrupt well function or quality?**
>
> The developer must comply with Illinois Environmental Protection Agency (IEPA) and City

erosion/sediment control standards, including silt fencing, inlet protection, stabilized construction entrances, and dust suppression measures.

PLD Response: A full, multi-phase soil erosion and sediment control plan will be submitted for review and approval by the City of Yorkville. The project's construction activities, including the erosion control plans, will also be regulated at the state and federal level under the U.S. EPA and Illinois EPA National Pollutant Discharge Elimination System (NPDES) Permit. Under the NPDES permit, weekly and rain event inspections are required to take place to ensure that installed control measures are maintained and function properly throughout the entirety of construction activities.

3. Will construction involve piling, blasting, heavy drilling, or excavation that can fracture rock layers or compact soil?

Blasting is prohibited in Yorkville. If piling or excavation is necessary, it will follow industry best practices to avoid fracturing rock or altering groundwater flow.

PLD Response: Based on initial geotechnical investigation efforts, no piling driving, drilling, blasting, or rock ripping will be required for construction. Soil profiles indicate a roughly 2.25 ft layer of topsoil followed by up to 30 ft of clay underlain by sand, gravel, and glacial washout to a depth of roughly 60 ft. While large volumes of soil will be handled on the project site, traditional excavation methods of soft material are anticipated. Compaction will be required when placing structural fill material as is typical for all construction activities and is anticipated to be consolidated through placement in lifts and compaction by roller or similar equipment.

Water Quality and Contamination

1. Has a hydrogeological study been done to assess potential drawdown impacts on my private well?

A review of area well data shows no hydraulic connection between your shallow aquifer and the deep aquifers used by the City. No drawdown impacts are anticipated.

PLD Response: Refer to response from Construction Phase Concerns 1. – Construction activities are anticipated to be shallow and will not impact the aquifer that wells draw from.

2. What mitigation plan will be in place if my well yield is reduced or fails?

Since no impact is expected, no formal mitigation plan has been required. However, residents can contact the City immediately if an issue arises during construction, and the matter will be investigated.

PLD Response: As no wells, deep construction, blasting or other activities that may affect the aquifer are proposed, no programs to monitor the effects of these activities are planned. Should the need for a

construction method that may impact local wells arise throughout progressing the project design, a monitoring program will be assessed at that time.

3. Will the company monitor nearby wells during operation and share results publicly?

Continuous well monitoring is not currently required, but City staff will share your request with the developer and evaluate whether baseline and follow-up well sampling can be incorporated.

PLD Response: As no wells, deep construction, blasting or other activities that may affect the aquifer are proposed, no programs to monitor the existing wells are planned or required. Should the need for a construction method that may impact local wells arise throughout progressing the project design, a monitoring program will be assessed and developed at that time.

4. What chemicals will be stored on-site, and in what quantities?

Diesel fuel for backup generators will be stored in above-ground tanks with secondary containment. Fire suppression agents and coolants will be stored in limited quantities inside the buildings. All storage must comply with IEPA, NFPA, and Fire Protection District standards.

5. What spill prevention and contamination systems are in place?

The required Emergency Operations Plan (EOP), as part of the PUD Agreement requirements, will detail spill containment, hazardous material storage, and response procedures.

PLD Response: In addition to the EOP and PUD Agreement requirements, any hazardous materials that may be stored on the project site will be subject to the state of Illinois regulation that require specific spill prevention, protection, clean up and response plans specific the type of material and use on site. These may include features such as positive limiting barriers at fueling areas, seclusion from stormwater management conveyance system to prevent downstream propagation and a detailed spill response plan including clean up and required reporting and documentation to the state and local governments.

6. Has the Environmental Impact Report been evaluated for groundwater contamination risks?

Compliance with all state and federal regulations will be required.

PLD Response: Environmental studies are currently underway on the project site. No activities impacting aquifers are currently anticipated, therefore monitoring programs are not planned or required. As mentioned in previous responses, if monitoring programs are deemed necessary, they will be implemented.

7. If contamination occurs, who is liable and what is the remediation plan?

The developer would be responsible for cleanup and remediation in accordance with IEPA and federal environmental laws.

Transparency and Accountability

1. Will there be a public reporting system for water, dust, light, and energy concerns?

Yes. Residents can contact the City with concerns. Complaints will be logged, investigated, and addressed under City code enforcement procedures.

2. What oversight will ensure the data center follows environmental commitments?

The City will enforce PUD conditions during the building permitting review and construction inspection processes. Further, the City will respond to complaints through City code enforcement procedures.

PLD Response: In addition to enforcement of the PUD agreement addressed by the city, under the State and Federal NPDES construction permit mentioned above, inspections occurring weekly and after major rainfall events will be performed to ensure the site remains in compliance with the approved permit and control plans. Corrective action will be taken promptly to address any deficiencies or required feature maintenance.

3. Is there a plan for damaged, dry, or contaminated wells?

No impacts are expected, but any claims would be evaluated on a case-by-case basis.

Additional Comments and Questions

1. What are the operational testing times for backup generators?

As a requirement of the PUD Agreement, operational testing is limited to weekdays, non-holidays, between 11 AM–5 PM.

PLD Response: The generators require just 30-minute maintenance run period per month which will occur on weekdays, during the daytime and is also prohibited on holidays.

2. I would like an extensive buffer for privacy.

The developer has revised the plan to include an 8-foot-tall, 65-foot-wide landscaped berm along the property line, with evergreen and ornamental trees.

PLD Response: Additional berming has been added to the adject property line and the 500ft minimum setback from the data center building to a residential building has been committed to.

3. Is exterior lighting motion activated?

All lighting will be downward-directed, full cut-off fixtures per code. The City has asked the developer to clarify if motion activation can be applied to reduce light spillover.

PLD Response: Lighting will meet City of Yorkville ordinance including dark sky compliance and maintaining a zero-foot candlelight level along property lines.

4. Is there lighting around ponds, and how will mosquitoes be controlled?

No pond lighting is planned. Mosquito control will follow best management practices for stormwater.

PLD Response: No specific lighting around stormwater management features is proposed. The stormwater management features are anticipated to be wet basins exceeding a 5-foot depth in the permanent wet pond which is standard in this region. Mosquito breeding occurs in shallower ponding depths of up to 2 to 3 feet.

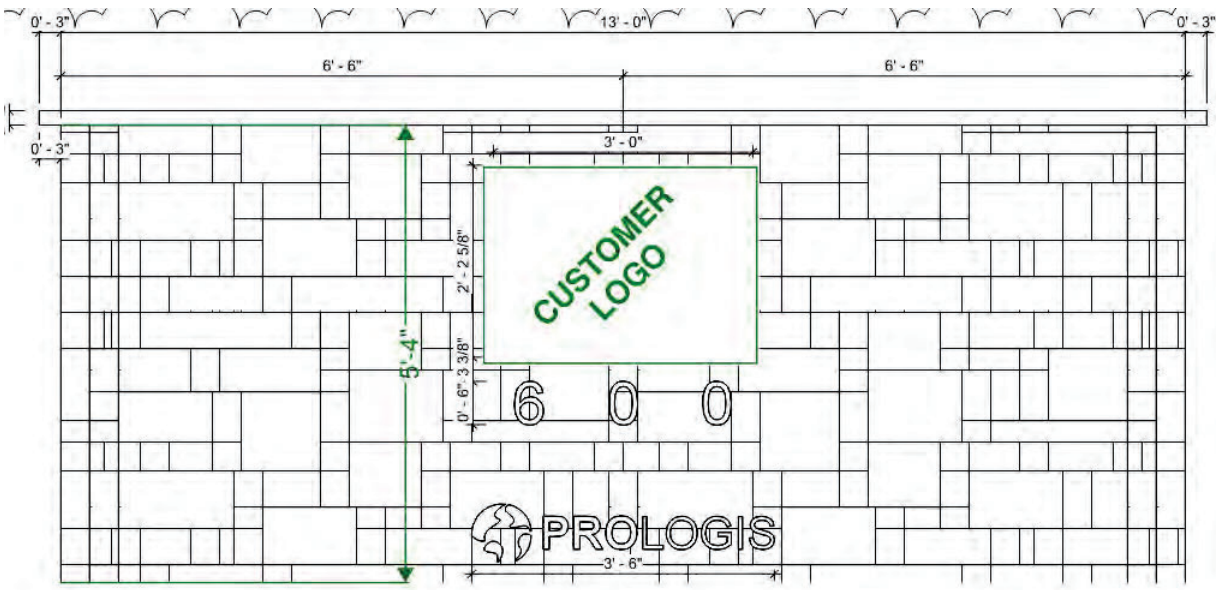
5. I do not want the multi-use path to start/end at my property.

Trail location is under review. Your concerns will be considered before final alignment.

6. I do not want the main entrance and signage next to my driveway.

Entrance location is subject to Kendall County Highway Department approval, and your feedback will be shared during final design review.

PLD Response: Please see monument signage below that is typical for our projects. Lighting is typically ground mounted and code minimum for emergency services



2 ELEVATION @ ENTRY MONUMENT SIGN D2
3/4" = 1'-0"

7. What are construction hours?

Work will be limited to permitted hours of 7:00 a.m. to 7:00 p.m.

8. How will construction dust be controlled?

Dust suppression will include water spraying, stabilized construction entrances, and street sweeping as needed.

9. How will parking for trail users be managed?

Parking is not planned adjacent to your property. Enforcement can be requested if vehicles park on private land.

10. The 500 ft from my residence is not far enough away.

Building placement meets zoning requirements and includes berms and landscaping for visual and sound buffering.

11. What happens if power is lost during construction or operation?

The developer will coordinate with ComEd to limit disruptions. The data center will have its own backup systems but does not supply residential power during events of power outages.

PLD Response: There has been extensive design and planning around the power routing for the campus. ComEd will sign off on the final design and will handle the final energization of the project. Once the data center is operational, it will receive power through a dedicated high voltage transmission connection that is separate from the residential distribution network. Furthermore, our project will include updates to the surrounding power network to increase the resiliency of the local grid due to our high level of redundancy requirements.

I hope these responses have been helpful, and I'm available should you have any additional concerns or questions.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

(630) 553-8573

(630) 742-7808
www.yorkville.il.us

From: Tammi Schleining [redacted]
Sent: Wednesday, August 13, 2025 2:54 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: Re: Project Steel - Data Center Follow-Up

Thank you!

On Wed, Aug 13, 2025 at 2:48 PM Krysti Barksdale-Noble <knoble@yorkville.il.us> wrote:

> Good Afternoon Tammi,
>
> Thank you for your email. I am currently working on a comprehensive response to each of the questions you outlined below. While I may not have this completed before tonight's meeting, I will provide you with a full response by the end of the week. In the meantime, I have asked the developer to address any questions related to construction methods, lighting, landscaping, and other areas within their purview during tonight's meeting.
>
> Best Regards,
>
> ***Krysti J. Barksdale-Noble, AICP***
>
> *(she/her)*
>
> Community Development Director
>
> United City of Yorkville
>
> 651 Prairie Pointe Drive
>
> Yorkville, Illinois 60560
>
> (630) 553-8573
>
> (630) 742-7808
> www.yorkville.il.us

From: Tammi Schleining <[redacted]
Sent: Wednesday, August 13, 2025 2:24 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: Re: Project Steel - Data Center Follow-Up

Thank you for your email.

I would like the berm along all sides of us from the drive entrance all the way along around the side to meet with the back berm now shown. As the drive and roads around the side are closest to the dwelling I want the same buffer proposed in the back extended from Eldamain Road all the way around.

I know you have answered some of my questions, but I would like them answered in a written response.

Here are my questions:

Construction Phase Concerns

1. How will excavation, trenching, or dewatering during construction impact local wells? Construction dewatering and temporarily or permanently lower the groundwater level. The risk is potentially higher with the size of the construction build.

2. What measures are in place to control sediment, runoff, or vibration that will disrupt well function or quality?

3. Will construction involve piling, blasting or heavy drilling, or heavy excavation that can fracture rock layers or compact soil, changing how the underground water flow near my existing well?

Water Quality and Contamination

1. Has a hydrogeological study been done to assess the potential drawdown impacts on my private well?

2. What mitigation plan will be in place when my well begins to show reduced water yield or failure due to the data center's construction and operation? I know they are using city water, but with potential changing of ground water or contamination from construction to daily operation.

3. Will the company monitor nearby wells during operation and will the results be made publicly, and will there be regular water quality testing done and monitoring of well levels along with public disclosures of water use and spill history?

4. What chemicals (coolant, fuels, fire suppression agents) will be stored on-site, and in what quantities during construction and final building daily operation.

5. What spill prevention and contamination systems are in place for diesel tanks, generators, or hazardous materials?

6. Has the Environmental Impact Report been evaluated with the risk of groundwater contamination from construction and will there be periodic testing afterward?

7. If contamination occurs, who is liable, and what is the remediation plan and timeline?

These are all questions as my well will be less than 500 feet from this proposed development.

Transparency and Accountability

1. Will a public reporting system be in place and available for residents to file complaints and concerns about water issues along with the dust, light and energy pollution?

2. What public oversight or third-party review is in place to ensure the data center follows through on environmental commitments?

3. Is there a plan for damaged, dry, or contaminated wells including high levels of sediment or water contamination?

Additional Comments and Questions

1. What is the operational testing times of back up generators and what is the max hours they will run in a year? I have read some data centers have been limited to no more than 50 hours per year. Looking at the plans there is a row of generators near the dwelling from I think it's building 10. With all of them running how loud will that be?

2. I would like an extensive buffer as we have zero privacy. I would like the same berm that Eldamain Road has around us for privacy.

3. Is lighting motion activated outside the buildings or constantly on? Even though they might have low light it is higher than the dwelling and will still cause potential constant lighting

4. Is there lighting around the pond areas and what are the steps to reduce mosquitos from standing water?

5. I do not want the multi-use path to start/end right up to my property.

6. I do not want the main entrance right next to my driveway along with their monumental lit signage.

7. What are construction hours limited to?

8. Our gravel drive stirs a lot of dust in the dry months, what are the ways to keep construction dust from becoming overwhelming?

9. How do I ensure people do not park in my yard or drive to utilize the multi-use path? Where is parking for this use? This path is useless as it goes from my house to the corner of Eldamain and Galena.

10. The 500ft from the residence is not far enough away.

11. Clearly we are dependent on having power. For example, our well requires electricity to pump water which is a necessity. If there are power outages during the construction phases or after construction is done that will affect my daily life substantially. What does that look like in this plan? What are the projected power losses for us during construction and through the projected power grid outages?

These are some concerns we have.

Thanks,
Tammi Schleining

On Fri, Aug 8, 2025 at 9:17 AM Krysti Barksdale-Noble <knoble@yorkville.il.us> wrote:

> Good Morning Tammy,
>
> In response to the feedback provided by you at the Economic Development Committee meeting, the developer for the Project Steel data center has revised their landscape plan. The plan now includes an 8 foot tall, 65 foot wide landscaped berm along the perimeter of the site that abuts your back property line.
>
> The revised plan can be found here on the City's project page website. Please let me know if you have any further concerns.
>
> Best Regards,
>
> ***Krysti J. Barksdale-Noble, AICP***
>
> *(she/her)*
>
> Community Development Director

United City of Yorkville

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Yorkville, Illinois 60560

(630) 553-8573

(630) 742-7808
www.yorkville.il.us

From: Krysti Barksdale-Noble
Sent: Thursday, August 7, 2025 2:22 PM
To: [redacted]
Cc: Bart Olson <BOlson@yorkville.il.us>; Eric Dhuse <edhuse@yorkville.il.us>; Contact_Brad Sanderson <bsanderson@eeiweb.com>
Subject: Project Steel - Data Center Follow-Up
Importance: High

Good Afternoon Tammy,

It was a pleasure speaking with you earlier this week regarding the Project Steel data center development. As requested, please see the information below on the stated topics:

1. City Administrator's Data Center Presentation is attached for your reference.
2. Private Well Study from Bright Farms development in relation to the Schleining property:
    a. According to the ISWS well data base, the residential well for 790 Eldamain Road is 98 feet deep.
    b. The geologic log for this well indicates that the well draws from the shallow sand and gravel aquifer, which is the same aquifer used by most private wells in the area.
    c. Here are some additional comments:

        i. The shallow sand and gravel well is hydraulically separated from the aquifers that the City currently uses. All but one of the City's wells withdraw water from an aquifer approximately 1,000+ feet deep. The City's other deep well withdraws from aquifers 500+ feet deep. The shallow aquifers and deep aquifers are not hydraulically connected in the Yorkville region; therefore, pumping from shallow or deep aquifers does not affect water levels in the other.

        ii. Construction of the data centers is not projected to impact residential wells as they will use standard construction methods that have been used throughout the City in numerous other projects. This has

not been an issue with past development projects.

3. General buffering, trail head, entrance location, etc. in and around the property.

    a. Buffering – The developers landscape plan does include a three (3) tiered row of ornamental, shade, and evergreen trees within the 100' buffer area between the neighbor's property and the site's stormwater detention basin south of Building 10. The ornamental trees are proposed to be between 8-10' tall and the evergreen trees will be between 6-8' tall. The developer has indicated a willingness to add more landscaping in this area.
    b. Trail Location – The attached exhibit from EEI illustrates the proposed location of the shared use trail. This is a general location map and final details will be refined at a later date.
    c. Entrance Location - The entrance location off of Eldamain Road will be dictated by Kendall County Highway Department. Please see the attached "Eldamain Road Potential Access" points map prepared by Kendall County. Final geometry on the access to Eldamain Road is still under review.

4. Construction Concerns.

    a. We are currently awaiting the full traffic study, which will provide more detailed information on traffic impacts. In addition, a construction traffic management plan will be required and must be submitted to the City for approval prior to the start of development, as part of the building permitting process.

Please let me know if you have any further questions or concerns.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)

Community Development Director

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Certificate of Publication:

Order Number: 7825996
Purchase Order: Project Steel - Annexation

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The 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 The 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 6/06/2025, and the last publication of the notice was made in the newspaper dated and published on 6/06/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Jun 06, 2025.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

7th Day of June, 2025, by

Chicago Tribune Media Group

Jeremy Gates

Chicago Tribune - chicagotribune.com
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CHICAGO TRIBUNE
media group

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT BEFORE UNITED CITY OF YORKVILLE CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT Prologis, L.P., as the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. Marilee Foltz, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The subject property consists of sixteen (16) parcels totaling approximately 540 acres and is generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development.
The legal description of the subject parcels are as follows:

Proposed Consolidated Parcel A

Being a part of Section 7 and the South ½ of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows:
Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;
Course No.1 Thence North 87°19'02" East along the North line of said Northeast Quarter of Section 7, a distance of 208.10 feet to a point at the Northeast corner of Kendall County parcel 02-07-200-009 now or formerly owned by Jerry G. & Marilee Foltz;
Course No.2 Thence South 00°53'18" East along the East line of said Kendall County parcel 02-07-200-009, a distance of 214.52 feet to a point at the Southeast corner of said parcel;
Course No.3 Thence South 89°06'42" West along the South line of said Kendall County parcel 02-07-200-009, a distance of 208.00 feet to a point in the West line of said Northeast Quarter of Section 7, said point also being the Southwest corner of said parcel;
Course No.4 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 373.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;
Course No.5 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;
Course No.6 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;
Course No.7 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;
Course No.8 Thence North 87°20'23" East along said Greenhouse LLC land, a distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Southwest Quarter of said Section 7;
Course No.9 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;
Course No.10 Thence North 07°57'11" East along Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison, a distance of 2692.07 feet to a 5/8" rebar with cap "LANGAN ENG." set along the North line of the Southeast Quarter of said Section 7;
Course No.11 Thence continuing North 07°57'11" East along Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison, a distance of 197.38 feet to a 5/8" rebar with cap "LANGAN ENG." set at an angle point thereof;
Course No.12 Thence North 00°52'32" West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8" rebar with cap "LANGAN ENG." at a point along the North line of the Northeast Quarter of said Section 7;
Course No.13 Thence North 00°52'32" West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8" rebar with cap "LANGAN ENG.";
Course No.13 Thence North 25°58'37" East along said Commonwealth Edison parcel

02-06-400-002, a distance of 1049.27 feet to a set 5/8" rebar with cap "LANGAN ENG." at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;
Course No.14 Thence South 87°59'38" West along said Konicek LLC land passing through a found 1" iron pipe at a distance of 1.92 feet and a found 1" iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;
Course No.15 Thence North 13°51'44" East along said Beecher Road, a distance of 1351.75 feet to a MAG nail set at the centerline of Galena Road, width varies;
Course No.16 Thence North 80°37'24" West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;
Thence the following seven (7) course and distances along said Kendall County parcel;
Course No.17 Thence South 08°36'02" West a distance of 63.15' to a point;
Course No.18 Thence North 80°37'24" West a distance of 691.60' to a point;
Course No.19 Thence South 57°39'02" West a distance of 45.32' to a point;
Course No.20 Thence South 16°42'03" West a distance of 172.08' to a point of curvature;
Course No.21 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37'58", a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;
Course No.22 Thence South 16°32'25" West a distance of 267.93' to a point;
Course No.23 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;
Course No.24 Thence South 16°32'25" West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;
Course No.25 Thence South 17°00'48" West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;
Course No.26 Thence North 87°15'26" East along said Schleining Land, a distance of 443.00 feet to a found ½" rebar;
Course No.27 Thence South 17°00'48" East along said Schleining Land, a distance of 1149.27 feet to a set 5/8" rebar with cap "LANGAN ENG." along the South line of said Section 6;
Course No.28 Thence North 87°15'26" East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,051,959 square feet or 299.6317 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

That Part of the West ½ of Section 8 and the East ½ of Section 7 all in Township 37 North, Range 7 East of the Third Principal Meridian, being located in Kendall County and State of Illinois bounded and described as follows:
Beginning at a 1" Iron Pipe found being the Center of said Section 8, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;
Course No.1 Thence South 87°34'35" West along the South line of the Northwest Quarter of said Section 7, a distance of 2029.07 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Southeast corner of Kendall County parcel 02-08-100-005 now or formerly owned by George & Anne Marie Ostreko, as recorded in Document No. 84000193 of the Kendall County records;
Course No.2 Thence North 01°18'34" West along said Ostreko land, a distance of 617.97 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Northeast Corner of said Kendall County parcel 02-08-100-005;
Course No.3 Thence South 87°45'53" West along said Ostreko land, a distance of 625.76 feet to a set 5/8" rebar with cap "LANGAN ENG." in the West line of said Northwest Quarter of Section 8, said point also being the Northwest Corner of said Kendall County parcel 02-08-100-005;
Course No.4 Thence South 00°51'47" East along said West line, a distance of 620.14 feet to a ¾" Iron Pipe found at the Southwest Corner of said Northwest Quarter of Section 8, said point also being the Southwest Corner of said Kendall County parcel 02-08-100-005;
Course No.5 Thence North 87°34'35" East along the South line of said Northwest Quarter of Section 8, a distance of 14.00 feet to the Northeast corner of Kendall County parcel 02-08-300-014 now or formerly owned by Larry A. Wallis & Charles Van Thompson, from which point a ¾" Iron Pipe lies 0.15' East and 0.15' North;
Course No.6 Thence South 01°33'15" East along a West line of said Wallis & Thompson Land,

a distance of 1358.39 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.7 Thence North 87°46'06" East along a South line of said Wallis & Thompson Land, a distance of 216.72 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.8 Thence South 01°49'08" East along a West line of said Wallis & Thompson Land, a distance of 1057.46 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.9 Thence South 01°43'16" East along a West line of said Wallis & Thompson Land, a distance of 200.71 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.10 Thence South 87°32'04" West along a North line of said Wallis & Thompson land, a distance of 272.68 feet to a 1" Iron Pipe found along the West line of the Southwest Quarter of said Section 8;
Course No.11 Thence South 00°45'21" East along said West line of the Southwest Quarter of section 8, a distance of 37.42 feet to the Southwest Corner of said Section 8 being referenced by a found 3/4" iron pipe;
Course No.12 Thence continuing South 00°45'21" East along the West line of the Northwest Quarter of section 17, a distance of 143.44 feet to the centerline of Corneils Road;
Course No.13 Thence North 86°15'51" West along said centerline of Corneils Road, a distance of 1322.08 feet to a MAG nail set at the intersection of the centerline of Beecher Road;
Course No.14 Thence South 87°30'36" West along the centerline of said Beecher Road, a distance of 566.16 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison;
Course No.15 Thence North 07°57'11" East along said Commonwealth Edison Parcel 02-07-400-001, a distance of 2694.50 feet to a MAG nail set in the South line of said Northeast Quarter of Section 7, said point also being the Southeast corner of Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison;
Course No.16 Thence continuing North 07°57'11" East along said Commonwealth Edison Parcel 02-07-200-003, a distance of 115.68 feet to a 5/8" rebar with cap "LANGAN ENG." set at an angle point;
Course No.17 Thence North 00°52'32" West along said Commonwealth Edison Parcel 02-07-200-003, a distance of 1681.96 feet to a set 5/8" rebar with cap "LANGAN ENG." At the Southeast corner of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises LLC as recorded in Document No. 20140529 of the Kendall County records;
Course No.18 Thence North 89°07'28" East along a south line of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises, LLC as recorded in Document No. 20140529 of the Kendall County records, a distance of 137.17 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.19 Thence South 00°52'32" East along a West line of said Two Star Enterprises LLC land, a distance of 646.01 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.20 Thence North 87°19'40" East along a South line of said Two Star Enterprises LLC land, a distance of 807.16 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.21 Thence North 00°51'47" West along a South line of said Two Star Enterprises LLC land, a distance of 1051.29 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.22 Thence North 87°19'02" East along a South line of said Two Star Enterprises LLC land, a distance of 514.86 feet to a set Railroad Spike along the West line of said Section 8 also being the centerline of said Beecher Road;
Course No.23 Thence South 00°51'47" East along the East line of said Northeast Quarter of Section 7, a distance of 668.33 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-08-100-006 now or formerly owned by Milroy Farms LLC as recorded in Document No. 201218002 of the Kendall County records;
Course No.24 Thence North 87°34'15" East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Northeast Quarter of said Section 8;
Course No.25 Thence South 01°00'08" East along said East line of the Northeast Quarter of section 8, a distance of 1528.63 feet to the Place of Beginning, said parcel containing 10,886,275 square feet or 249.9145 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.
PINs: 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-03,

CHICAGO TRIBUNE
media group

02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, and 02-07-200-009.

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on Tuesday, June 24, 2025 at 7 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-07

NOTICE IS HEREBY GIVEN THAT Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The subject property consists of seven (7) parcels totaling approximately 305 acres and is generally located northwest of IL Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development.

The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District. The intent is to develop a high-tech data center campus, featuring eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins.

Requested deviations from the Yorkville Unified Development Ordinance (UDO) pertain to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements.

The subject property is generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north.

The legal description is as follows:

PROPOSED CONSOLIDATED PARCEL A

Being a part of Section 7 and the South ½ of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows:
Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;
Course No.1 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 581.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;
Course No.2 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;
Course No.3 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;
Course No.4 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;
Course No.5 Thence North 87°20'23" East along said Greenhouse LLC land, a distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Southwest Quarter of said Section 7;
Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;
Course No.7 Thence North 07°57'11" East along Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison, a distance of 2692.07 feet to a 5/8" rebar with cap "LANGAN ENG." set along the North line of the Southeast Quarter of said Section 7;
Course No.8 Thence continuing North 07°57'11" East along Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison, a distance of 197.38 feet to a 5/8" rebar with cap "LANGAN ENG." set at an angle point thereof;
Course No.9 Thence North 00°52'32" West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set 5/8" rebar with cap "LANGAN ENG." at a point along the North line of the Northeast Quarter of said Section 7;
Course No.10 Thence North 00°52'32" West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set 5/8" rebar with cap "LANGAN ENG.";
Course No.11 Thence North 25°58'37" East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8" rebar with cap "LANGAN ENG." at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;
Course No.12 Thence South 87°59'38" West along said Konicek LLC land passing through a found 1" iron pipe at a distance of 1.92 feet and a found 1" iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;
Course No.13 Thence North 13°51'44" East along said Beecher Road, a distance of 1351.75 feet to a MAG nail set at the centerline of Galena Road, width varies;
Course No.14 Thence North 80°37'24" West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;
Thence the following seven (7) course and distances along said Kendall County parcel;
Course No.15 Thence South 08°36'02" West a distance of 63.15' to a point;
Course No.16 Thence North 80°37'24" West a distance of 691.60' to a point;
Course No.17 Thence South 57°39'02" West a distance of 45.32' to a point;
Course No.18 Thence South 16°42'03" West a distance of 172.08' to a point of curvature;
Course No.19 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of 07°37'58", a chord bearing of South12°48'52" West, and a chord length of 388.01 feet;
Course No.20 Thence South16°32'25" West a distance of 267.93' to a point;
Course No.21 Thence North73°22'09" West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;
Course No.22 Thence South 16°32'25" West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;
Course No.23 Thence South 17°00'48" West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;
Course No.24 Thence North 87°15'26" East along said Schleining Land, a distance of 443.00 feet to a found ½" rebar;
Course No.25 Thence South 17°00'48" West along said Schleining Land, a distance of 1149.27 feet to a set 5/8" rebar with cap "LANGAN ENG." along the South line of said Section 6;
Course No.26 Thence North 87°15'26" East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300.6404 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

That Part of the West ½ of Section 8 and the East ½ of Section 7 all in Township 37 North, Range 7 East of the Third Principal Meridian, being located in Kendall County and State of Illinois bounded and described as follows:
Beginning at a 1" Iron Pipe found being the Center of said Section 8, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;
Course No. 1 Thence South 87°34'35" West along the South line of the Northwest Quarter of said Section 7, a distance of 2029.07 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Southeast corner of Kendall County parcel 02-08-100-005 now or formerly owned by George & Anne Marie Ostreko, as recorded in Document No. 84000193 of the Kendall County records;
Course No.2 Thence North 01°18'34" West along said Ostreko land, a distance of 617.97 feet to a set 5/8" rebar with cap "LANGAN ENG." at the Northeast Corner of said Kendall County parcel 02-08-100-005;
Course No.3 Thence South 87°45'53" West along said Ostreko land, a distance of 625.76 feet to a set 5/8" rebar with cap "LANGAN ENG." in the West line of said Northwest Quarter of Section 8, said point also being the Northwest Corner of said Kendall County parcel 02-08-100-005;
Course No.4 Thence South 00°51'47" East along said West line, a distance of 620.14 feet to a ¾" Iron Pipe found at the Southwest Corner of said Northwest Quarter of Section 8, said point also being the Southwest Corner of said Kendall County parcel 02-08-100-005;
Course No.5 Thence North 87°34'35" East along the South line of said Northwest Quarter of Section 8, a distance of 14.00 feet to the Northeast corner of Kendall County parcel 02-08-300-014 now or formerly owned by Larry A. Wallis & Charles Van Thompson, from which point a ¾" Iron Pipe lies 0.15' East and 0.15' North;
Course No.6 Thence South 01°33'15" East along a West line of said Wallis & Thompson Land, a distance of 1358.39 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.7 Thence North 87°46'06" East along a South line of said Wallis & Thompson Land, a distance of 216.72 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.8 Thence South 01°49'08" East along a West line of said Wallis & Thompson Land, a distance of 1057.46 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.9 Thence South 01°43'16" East along a West line of said Wallis & Thompson Land, a distance of 200.71 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.10 Thence South 87°32'04" West along a North line of said Wallis & Thompson land, a distance of 272.68 feet to a 1" Iron Pipe found along the West line of the Southwest Quarter of said Section 8;
Course No.11 Thence South 00°45'21" East along said West line of the Southwest Quarter of section 8, a distance of 37.42 feet to the Southwest Corner of said Section 8 being referenced by a found 3/4" iron pipe;
Course No.12 Thence continuing South 00°45'21" East along the West line of the Northwest Quarter of section 17, a distance of 143.44 feet to the centerline of Corneils Road;
Course No.13 Thence North 86°15'51" West along said centerline of Corneils Road, a distance of 1322.08 feet to a MAG nail set at the intersection of the centerline of Beecher Road;
Course No.14 Thence South 87°30'36" West along the centerline of said Beecher Road, a distance of 566.16 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison;
Course No.15 Thence North 07°57'11" East along said Commonwealth Edison Parcel 02-07-400-001, a distance of 2694.50 feet to a MAG nail set in the South line of said Northeast Quarter of Section 7, said point also being the Southeast corner of Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison;
Course No.16 Thence continuing North 07°57'11" East along said Commonwealth Edison Parcel 02-07-200-003, a distance of 115.68 feet to a 5/8" rebar with cap "LANGAN ENG." set at an angle point;
Course No.17 Thence North 00°52'32" West along said Commonwealth Edison Parcel 02-07-200-003, a distance of 1681.96 feet to a set 5/8" rebar with cap "LANGAN ENG." At the Southeast corner of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises LLC as recorded in Document No. 20140529 of the Kendall County records;
Course No.18 Thence North 89°07'28" East along a south line of Kendall County parcel 02-07-200-015 now or formerly owned by Two Star Enterprises, LLC as recorded in Document No. 20140529 of the Kendall County records, a distance of 137.17 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.19 Thence South 00°52'32" East along a West line of said Two Star Enterprises LLC land, a distance of 646.01 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.20 Thence North 87°19'40" East along a South line of said Two Star Enterprises LLC land, a distance of 807.16 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.21 Thence North 00°51'47" West along a South line of said Two Star Enterprises LLC land, a distance of 1051.29 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;
Course No.22 Thence North 87°19'02" East along a South line of said Two Star Enterprises LLC land, a distance of 514.86 feet to a set Railroad Spike along the West line of said Section 8 also being the centerline of said Beecher Road;
Course No.23 Thence South 00°51'47" East along the East line of said Northeast Quarter of Section 7, a distance of 668.33 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-08-100-006 now or formerly owned by Milroy Farms LLC as recorded in Document No. 201218002 of the Kendall County records;
Course No.24 Thence North 87°34'15" East along a South line of said Kendall County parcel 02-08-100-006, a distance of 2655.99 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Northeast Quarter of said Section 8;
Course No.25 Thence South 01°00'08" East along said East line of the Northeast Quarter of section 8, a distance of 1528.63 feet to the Place of Beginning, said parcel containing 10,886,275 square feet or 249.9145 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

PINs: 02-06-300-011, 02-07-100-007, 02-07-300-002, 02-07-400-002, 02-07-400-003, 02-07-400-004, 02-08-300-004, 02-08-100-007, 02-18-200-002, 02-18-200-003, 02-07-200-010, 02-07-200-001, 02-07-200-008, 02-07-100-008, 02-06-400-005, and 02-07-200-009.

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, August 13, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published. **The Planning and Zoning Commission serves as a recommending body, with the final decision to approve or deny this request made by the City Council.**

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

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 18, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus and On-Site Substation Development

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Background:

The petitioner, Prologis L.P., provided an initial environmental noise assessment study for the Project Steel data center as prepared by Shiner Acoustics, LLC, and dated August 12, 2025. Upon review by the City's sound engineering consultant, Soundscape, written feedback was provided to the petitioner on August 26, 2025 and September 9, 2025 which requested additional clarification related to methodology and assumptions used. A revised environmental noise assessment was provided by Shiner Acoustics, LLC on September 16, 2025.

Sound Study Findings:

Below is a summary of each noise assessment study and consultant review comments:

Shiner Acoustics – Project Steel Environmental Noise Assessment, Revision A (August 12, 2025)

This report provides the initial comprehensive noise study for the Project Steel data center. It documents baseline sound measurements (39–42 dBA) and models projected facility noise with standard chillers and generators, which would exceed both Yorkville and Illinois noise codes (up to 61 dBA at residences). Mitigation scenarios were modeled, recommending rooftop sound walls, generator enclosures, and low- or very low-noise chillers. The study concludes that Yorkville limits can be met with low-noise chillers and barriers, while Illinois' stricter code requires very low-noise chillers (600 RPM fans) plus barriers to achieve compliance

Soundscape Engineering Memo – Review of Preliminary Sound Study (August 26, 2025)

Soundscape reviewed the preliminary Shiner Acoustics study on behalf of the City of Yorkville. While confirming that baseline surveys and initial modeling were performed appropriately, the memo identified several gaps: missing noise sources (substation transformers, RTUs, fans), insufficient generator modeling, and lack of clarity on barrier heights and gaps. The review also noted areas where Illinois standards are exceeded in certain frequency bands and recommended additional mitigation, such as evaluating all generators running simultaneously and refining wall design. The memo emphasized that these issues must be resolved to demonstrate compliance.

Shiner Acoustics – Project Steel Environmental Noise Assessment, Revision B (September 16, 2025)

The updated Shiner Acoustics report incorporated feedback and expanded modeling. It confirmed exceedances of both Yorkville and Illinois codes with standard equipment (up to 74 dBA at residences). Revised scenarios show that compliance with the Yorkville noise ordinance is achievable with low-noise chillers and barriers, while compliance with Illinois standards, which are more stringent, require very low-noise chillers plus low-noise generators and barriers. The concluded overall compliance could be achieved with these measures. Recommendations include specifying ultimate chillers (≤91 dBA sound power at 600 RPM), using low-noise generators (≤75 dBA at 23 ft), and constructing high-performance rooftop and generator sound walls.

Staff Comments

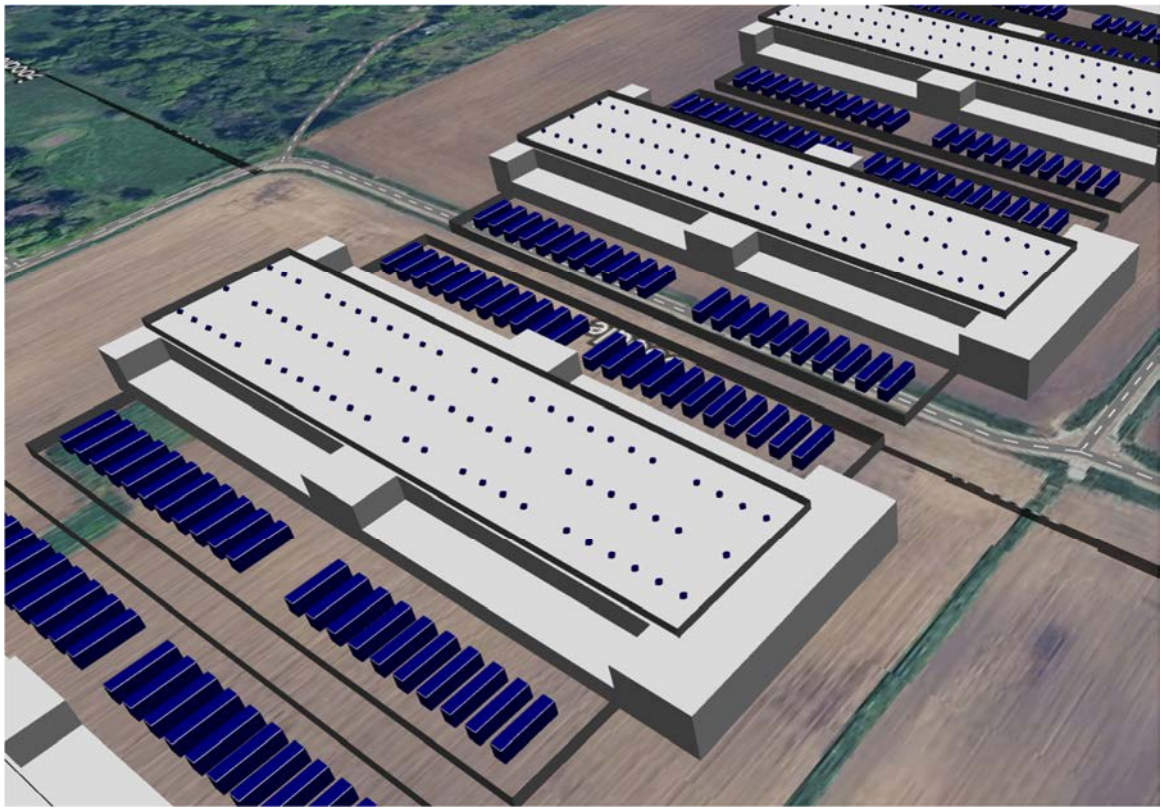
Brief presentations of the environmental noise assessment findings from both Project Steel's team and the City's consultant, Soundscape, will be made at Tuesday night's meeting. Should you have any questions, staff and the petitioner will be available at Tuesday night's meeting to answer any questions.

Attachments:

1. Shiner Acoustics, LLC – Project Steel Environmental Noise Assessment, Revision A, dated August 12, 2025
    a. Project Steel Measurement Report, Revision A, dated August 12, 2025
2. Soundscape Engineering Memo – Review of Preliminary Sound Study, dated August 26, 2025.
3. Shiner Acoustics response to Soundscape Memo dated September 5, 2025.
4. Soundscape Engineering Memo – Response to Shiner Acoustic letter, dated September 9, 2025.
5. Shiner Acoustics – Project Steel Environmental Noise Assessment, Revision B, September 16, 2025

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Langan – Project Steel Environmental Noise Assessment



SA project 1250506

Revision A
August 12, 2025

Shiner Acoustics, LLC
225 West Washington Street, Suite 1625
Chicago, Illinois 60606

Prepared for
Prologis
6250 N. River Rd., Ste. 1100
Rosemont, Illinois, 60018

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1. Summary

The noise evaluation for the Project Steel data centers in Yorkville, Illinois comprises two phases: environmental sound measurements at the proposed site and predictions of the project's outdoor sound levels. For the first phase, Shiner Acoustics, LLC took sound measurements from June 23 to 27, 2025, which were documented in a July 3, 2025 report. The second phase consisted of reviewing project documents and vendor data, developing an acoustical model of the equipment, predicting environmental sound levels, determining compliance, and recommending mitigation.

Long-term sound measurements were taken on the site, before facility construction and installation of outdoor equipment. The measurements showed that environmental sound levels were moderate, with average baseline (L_{90}) sound levels of 39 to 42 dBA.

The Yorkville noise code limits noise to residential land uses for the daytime (60 dBA) and nighttime (50 dBA) periods. The Illinois noise code limits noise from commercial to residential land uses for the daytime (about 55 dBA) and nighttime (about 44 dBA) periods.

The site has residences in every direction. Two residences and the Caledonia subdivision are in Yorkville, so the Yorkville sound limits apply. The remaining residences are located in unincorporated Kendall County, so the Illinois limits apply.

Facility noise sources and outdoor sound propagation to the residences were modeled with acoustical software. The facility's base design includes outdoor chillers, rooftop units, and enclosed emergency generators.

We analyzed environmental noise with the preceding equipment and predict sound levels of 49 to 61 dBA at residential receivers with the rooftop-mounted standard-noise chillers, which exceeds both noise codes.

We revised the acoustical model to include mitigation, such as lower-noise chillers and rooftop sound walls at chillers and generator sets. With these measures, the facility is predicted to achieve compliance with the Yorkville limits.

To achieve substantial compliance with the Illinois limits, the lowest-noise chillers are recommended, in addition to the rooftop and generator set sound walls.

The recommended mitigation is as follows:

- Construct a rooftop sound wall on each building to surround the chillers;
- Construct two sound walls at grade on each building to surround the emergency generators;
- Specify chillers to meet the sound levels described below; and
- Specify emergency generators to meet the sound limits described below.

2. Introduction

The project will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Some properties are located in unincorporated Kendall Co. and some will be annexed into Yorkville, or are currently in Yorkville.

The data center will be built in three phases:

- Six buildings in the southeastern corner of the property;
- Six buildings in the northeastern corner of the property;
- Six buildings in the southwest corner of the property;

Each phase will include a substation and two to three retention ponds. The buildings will be about 380,000 sf each, for a total of 6.8 million sf. Noise-generating equipment will include cooling equipment such as chillers, diesel emergency generators, and rooftop units for building ventilation.

The site will be adjacent to residential properties in every direction. Several residential property lines will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

As part of the annexation, rezoning, and PUD (planned use development) approval process, the City of Yorkville is requiring Prologis to demonstrate compliance with the Yorkville noise code. In addition, compliance with the Illinois noise code is required at many properties.

3. Site Description

The proposed facility will be a data center on a greenfield site in Yorkville, Illinois, as shown in Figure 1. The site is essentially flat in every direction. The noise-sensitive receivers are as follows:

- To the north: multiple residence on Galena Rd.;
- To the east: residence on the east side of the proposed relocated Beecher Rd., residences on Corneils Rd. to the southeast, and the Caledonia subdivision to the southeast;
- To the south: single-family residence on Corneils Rd.; and
- To the west: single-family residences on Eldamain Rd.

4. Measurements

Long-term ambient sound measurements were conducted at four locations surrounding the proposed data center. These locations were chosen due to their proximity to the proposed buildings and associated outdoor equipment.

Measurements were conducted from June 23 to 27, 2025 and are documented in our July 3, 2025 report. Environmental sound varies with time and is commonly quantified by the L_{90} metric, which is the baseline, or steady-state sound level that does not include louder, transient noises such as from vehicles.

Measurements were made in terms of one-third octave bands and an overall A-weighted value. The one-third octave-bands quantified frequency content, and A-weighting is commonly used for environmental sound measurement. A-weighting discriminates against low frequencies in an approximation of human hearing.

A summary of measurement results is shown in Table 1.

Table 1. Sound Measurements
June 23 to 27, 2025

Location	Baseline Sound Level (L_{90}, dB re 20µPa, A-weighted)		
	Lowest	Average	Highest
MP 1	35 6/24 7:00 p.m.	42	51 6/23 3:00 p.m.
MP 2	26 6/24 1:00 a.m.	39	46 6/27 12:00 a.m.
MP 3	31 6/24 12:00 a.m.	41	47 6/23 4:00 p.m.
MP 4	29 6/24 2:00 a.m.	39	45 6/23 3:00 p.m.

The soundscape was affected by wind noise in trees, general traffic noise, including occasional vehicles on nearby roads, and some bird noise.

5. Criteria

The Yorkville code applies to residential properties located in the City of Yorkville. The code contains numeric limits for residential land uses, as shown in Table 1. The code limits noise levels by time of day, with more restrictive limits for nighttime.

Table 1. Yorkville Sound Level Limits

Time of Day	Receiving Property Land Use
	Residential
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA

The code contains an adjustment for the noise duration, as shown in Table 2. Since all noise sources will be operating for 12 minutes per hour or longer, as discussed below, this adjustment does not apply.

The code contains an adjustment for the noise character, as shown in Table 2. Since none of the noise sources have a tonal character, as discussed below, this adjustment does not apply.

Table 2. Yorkville Adjustments to Sound Level Limits

	Adjustment to Sound Level Limit
1. Duration of noise in any one-hour period (use 1 adjustment only):	
a. 12 minutes and longer	Add 0 dBA
b. Under 12 minutes but over 3 minutes	Add 5 dBA
c. Under 3 minutes but over 1/2 minute	Add 10 dBA
d. Under 1/2 minute	Add 15 dBA
2. Noise is impulsive in character (e.g., hammering, firearms discharge, explosions)	Subtract 5 dBA
3. Content of noise includes electronically amplified, reinforced, or reproduced voice or music	Subtract 5 dBA
4. Noise is tonal in character (e.g., hum, screech)	Subtract 10 dBA
5. If measured within a building on the receiving property per subsections 4-4-4.C and D of this chapter	Subtract 20 dBA

The Illinois noise code applies to noise emissions from the data center, which is a commercial land use, to residential land uses in unincorporated Kendall County. The limits are established for daytime and nighttime in each of nine octave bands, as shown in Table 3. Note that the A-weighted level is not limited by the code, but is provided for convenience. In addition, the Illinois noise code limits tones (i.e. prominent discrete tones) to minimize community annoyance caused by this noise characteristic.

Table 3. Illinois Noise Limits

	Sound Pressure Level (dB re 20 µPa)									
	Octave Band Center Frequency (Hz)									Awt*
	31.5	63	125	250	500	1k	2k	4k	8k	
Daytime (7:00 a.m. - 10:00 p.m.)	72	71	65	57	51	45	39	34	32	55
Nighttime (10:00 p.m. to 7:00 a.m.)	63	61	55	47	40	35	30	25	25	44

* A-weighted level provided for convenience; not limited by code

6. Noise Sources

The facility will have rooftop air-cooled chillers and enclosed emergency generators at grade.

Each building will have 84 air-cooled chillers. The basis of design is 300-ton nominal Trane ACR units. The chillers are available with multiple levels of sound emissions, as described below and in Table 4:

- Standard, with the factory default condenser fan speed of 950 RPM;
- Superior or low noise;
- Ultimate or very low noise with four fan speeds of 600, 650, 700, and 950 RPM.

We reviewed Trane one-third octave band sound data for the presence of tones (i.e. prominent discrete tones). The noise data does not show the presence of tones. If the facility were to contain equipment with tonal noise emissions, its sound levels would be compared to a much more stringent (10 dB lower) Yorkville noise code. The Illinois noise code limits tones at residential receivers.

Each building will have 43 (42 critical and 1 house) packaged emergency generators, each with a 3 MW engine and generator. The enclosures will have inlet and relief ventilation silencers, and there will be an engine exhaust silencer or muffler. The units will be specified to meet 85 dBA at 23 ft and this sound rating was used as the basis of design for this project. Each emergency generator will be exercised 30 minutes per month between 11:00 a.m. and 5:00 p.m.

Table 4 shows the equipment noise emissions in terms of sound power levels. Sound power levels are independent of measurement distance and enable the acoustic emissions of different sources to be compared.

Table 4. Noise Sources

Equipment	Option	Sound Power Level (dBA) (L_w, dB re 10^{-12} W, A-weighted)
Trane ACR air-cooled chiller, 300 tons nominal, 100% load	Superior	102
	Superior or low-noise	98
	Ultimate or very low noise (fan 700 RPM)	94
	Ultimate or very low noise (fan 650 RPM)	92
	Ultimate or very low noise (fan 600 RPM)	90
	Ultimate or very low noise (fan standard RPM)	101
Genset enclosure (85 dBA at 23 ft)	n/a	113

There will be rooftop mechanical units (RTUs) serving the data center, but no information was available on these. These can be included in future iterations of the acoustical analysis. The facility will have three substations, which will have transformers. Since the substations are not laid out, at Prologis' direction these noise sources were not included in the acoustical

model. They will be included in a future iteration.

7. Receivers

Residential receivers are located in Yorkville, in which case the Yorkville noise code applies, or unincorporated Kendall County, in which case the Illinois noise code applies. Addresses and the applicable noise code for receivers are listed in Table 5.

8. Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2, which considers sound sources, receivers and factors that influence sound propagation such as distance and screening. CadnaA software from DataKustik GmbH implements the standard and our acoustical model uses this software and standard acoustical calculations. The methodology is described in more detail in Appendix A.

9. Modeling Results

9.1. Base Scenario

Shiner Acoustics predicted sound pressure levels at the residences. Note that although the results below are presented as single-number A-weighted levels for simplicity, all prediction and analysis was performed using octave bands.

We modelled a base scenario, which assumes the following equipment operation and sound barriers:

- Day: standard-sound chillers and emergency generators; and
- Night: standard-sound chillers.

Table 5 shows the facility's predicted sound levels, which are in excess of the criteria. Figure 1 shows the facility site plan, noise sources, sound barriers (if any), receivers, and nighttime sound level contours overlaid on an aerial photo.

Table 5. Predicted Sound Levels, Base Scenario

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	61	61	16
R2: 10907 Corneils Rd.	Illinois	58	58	14
R3: Caledonia	Yorkville	49	49	-
R4: 10825 Corneils Rd.	Yorkville	57	57	7
R5: 2013 Beecher Rd.	Illinois	58	58	14
R6: 1414 Eldamain Rd.	Yorkville	56	56	6
R7: 1314 Eldamain Rd.	Illinois	57	57	12
R8: 790 Eldamain Rd.	Illinois	60	60	15
R9: 11843 Galena Rd.	Illinois	57	57	12
R10: 11018 Galena Rd.	Illinois	53	53	9
R11: 10724 Galena Rd.	Illinois	51	51	7

9.2. Mitigation to Meet Yorkville Code

Since there were excessive sound levels with the base scenario, as described below, we modeled a scenario with mitigation to meet the Yorkville noise code:

- Day: Superior sound (low-noise) chillers and standard emergency generators;
- Night: Superior sound (low-noise) chillers.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 6. The nighttime sound level contours are shown graphically in Figure 2.

Table 6. Predicted Sound Levels, with Yorkville Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	52	52	7
R2: 10907 Corneils Rd.	Illinois	50	49	5
R3: Caledonia	Yorkville	41	41	-
R4: 10825 Corneils Rd.	Yorkville	49	49	-
R5: 2013 Beecher Rd.	Illinois	50	50	5
R6: 1414 Eldamain Rd.	Yorkville	50	50	-
R7: 1314 Eldamain Rd.	Illinois	50	50	5
R8: 790 Eldamain Rd.	Illinois	51	51	6
R9: 11843 Galena Rd.	Illinois	49	49	5
R10: 11018 Galena Rd.	Illinois	47	46	2
R11: 10724 Galena Rd.	Illinois	44	44	-

9.3. Mitigation to Meet Yorkville and Illinois Codes

Although the preceding scenario is predicted to meet the less stringent Yorkville code, there were excessive sound levels with respect to the more stringent Illinois noise code. Therefore, we modelled a scenario with mitigation to meet both the Yorkville and Illinois noise codes:

- Day: Ultimate sound (very low noise) chillers with a fan speed of 600 RPM and standard emergency generators;
- Night: Ultimate sound (very low noise) chillers with a fan speed of 600 RPM.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 7. The nighttime sound level contours are shown graphically in Figure 3.

Table 7. Predicted Sound Levels, with Yorkville and Illinois Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		Excess at Nighttime (dB)
		Day	Night	
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	46	44	-
R2: 10907 Corneils Rd.	Illinois	43	42	-
R3: Caledonia	Yorkville	34	33	-
R4: 10825 Corneils Rd.	Yorkville	42	41	-
R5: 2013 Beecher Rd.	Illinois	43	42	-
R6: 1414 Eldamain Rd.	Yorkville	43	42	-
R7: 1314 Eldamain Rd.	Illinois	43	42	-
R8: 790 Eldamain Rd.	Illinois	45	43	-
R9: 11843 Galena Rd.	Illinois	43	42	-
R10: 11018 Galena Rd.	Illinois	40	39	-
R11: 10724 Galena Rd.	Illinois	38	36	-

We note that although the overall A-weighted sound levels show compliance during the day and night, we predict minor excesses in some octave bands, as follows:

- Night: one to six dB in the 1 kHz and 2 kHz octave bands;

10. Recommendations

We recommend the following mitigation to reduce facility sound levels:

- Chillers: to meet the Yorkville limits, specify superior (low-noise) sound chillers that have a maximum sound power level of 98 dBA;
- Chillers: to meet the Yorkville and Illinois limits, specify ultimate (very low noise) sound chillers with a fan speed 600 RPM and a maximum sound power level of 91 dBA;
- The chillers should be specified so that they do not emit prominent discrete tones;
- Generators: emergency generators should be specified to meet 85 dBA at 23 ft;
- Sound walls are recommended, as follows:
  - Each building should have a rooftop sound wall surrounding the chillers;
  - The chiller sound wall height should be at least as high as the top of the chillers. The current drawings show a minimum height of 11.5 ft. There should be a minimal (a few inches) gap between the roof and the bottom of the sound walls. The anticipated length of each barrier is about 2,000 ft;
  - The emergency generator sound wall height should be at least as high as the top of the generators. The current drawings show a minimum height of 24 ft. There should be a minimal (a few inches) gap between grade and the bottom of the sound walls. The anticipated length of each barrier, including returns to the building, is about 1,000 ft. It may be possible to optimize the generator wall design in future iterations of the project;
  - The sound walls should have two performance specifications:
    - Sound absorption: meet NRC (noise reduction coefficient) 0.90 minimum. This is usually met by an open or perforated liner facing the equipment;
    - Sound isolation: meet STC (sound transmission class) 30 minimum. This can be met with construction such as vinyl or metal barriers.
  - We recommend AIL Sound Walls, Koch, Acoustiblok All-Weather Sound Panels, Kinetics Noiseblock Barrier Panels, or Noise Barriers QuietLine (e.g. V-Stack).

Rooftop units and transformers will be included in future iterations of the acoustical analysis once the equipment is defined.

11. Conclusion

Measurements taken in June, 2025 document sound levels at the proposed site. Facility sound levels are limited by the Yorkville and Illinois noise codes; the Illinois noise code is the most stringent. With standard equipment, we predict sound levels in excess of the criteria. Therefore, we recommend additional mitigation, such as low-noise chillers and sound walls to meet the Yorkville or Illinois codes.

Appendix A. Outdoor Sound Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2. The standard predicts sound pressure levels under conditions favorable to sound propagation. The standard considers sound sources, receivers and factors that influence sound propagation: distance, screening by obstacles, ground effects, atmospheric absorption, source directivity, and reflection from surfaces. CadnaA software from DataKustik GmbH implements the standard and our acoustical model is based on this software and standard acoustical calculations.

Two sound ray reflections were used in the model to account for reflections from buildings and obstacles. The terrain surrounding the plant was modeled. We entered the essential acoustical features of the facility, such as significant obstructions and noise sources, into the program, as well as noise-sensitive receivers.

Atmospheric attenuation was based on conservative atmospheric conditions of 10°C, 70% relative humidity. We set the ground attenuation factor G at 1.0 for soft, porous ground; this factor can vary from 0.0 for sound-reflective water or concrete to 1.0 for soft, porous ground.

ISO 9613-2 specifies methods to calculate long-term average receiver sound levels under conditions favorable to sound propagation, namely downwind from the source or clear and calm nighttime conditions, to a distance of 1,000m/3,280 ft. There may be deviation between the CadnaA prediction and measured levels; however, in most cases, CadnaA will yield conservative results. The prediction uncertainty is much smaller than the uncertainty associated with source noise levels and actual meteorological conditions.

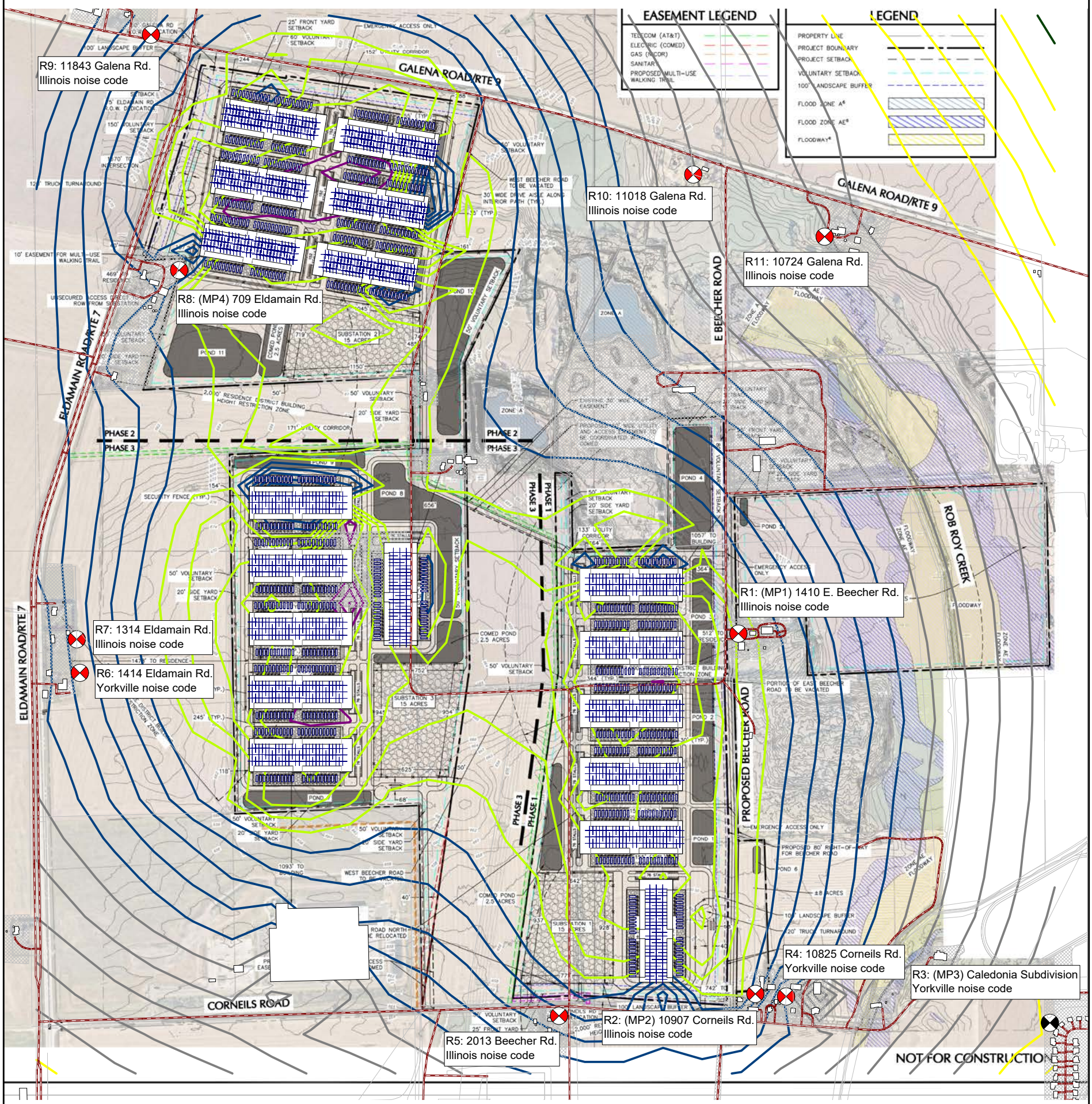

Figure 1. Prologis Project Steel Predicted Nighttime Sound Levels

Standard Chillers, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
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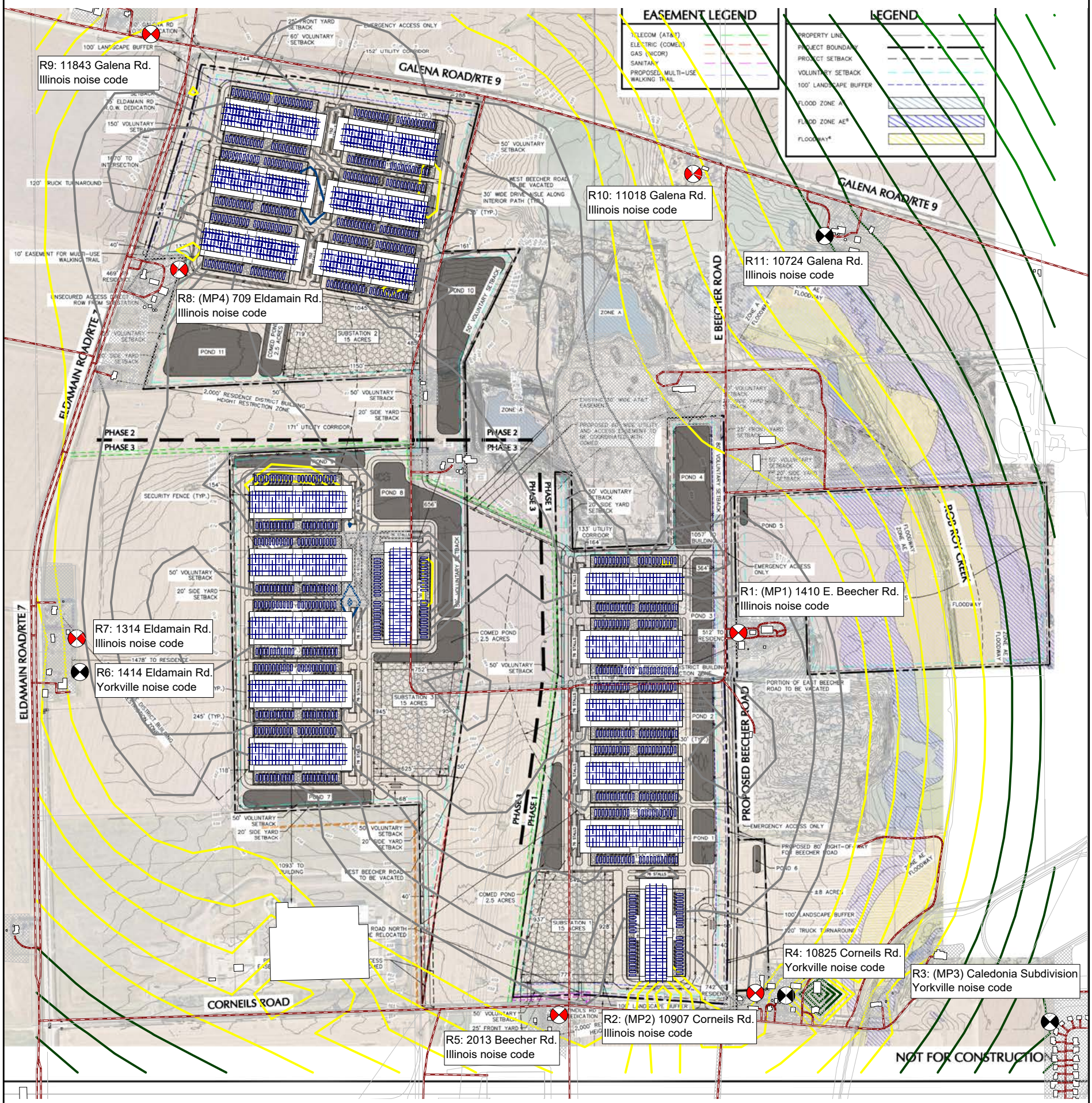


Figure 2. Prologis Project Steel Predicted Nighttime Sound Levels

Low-noise Chillers, Sound Walls, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
0	8/11/25

Shiner Acoustics, LLC

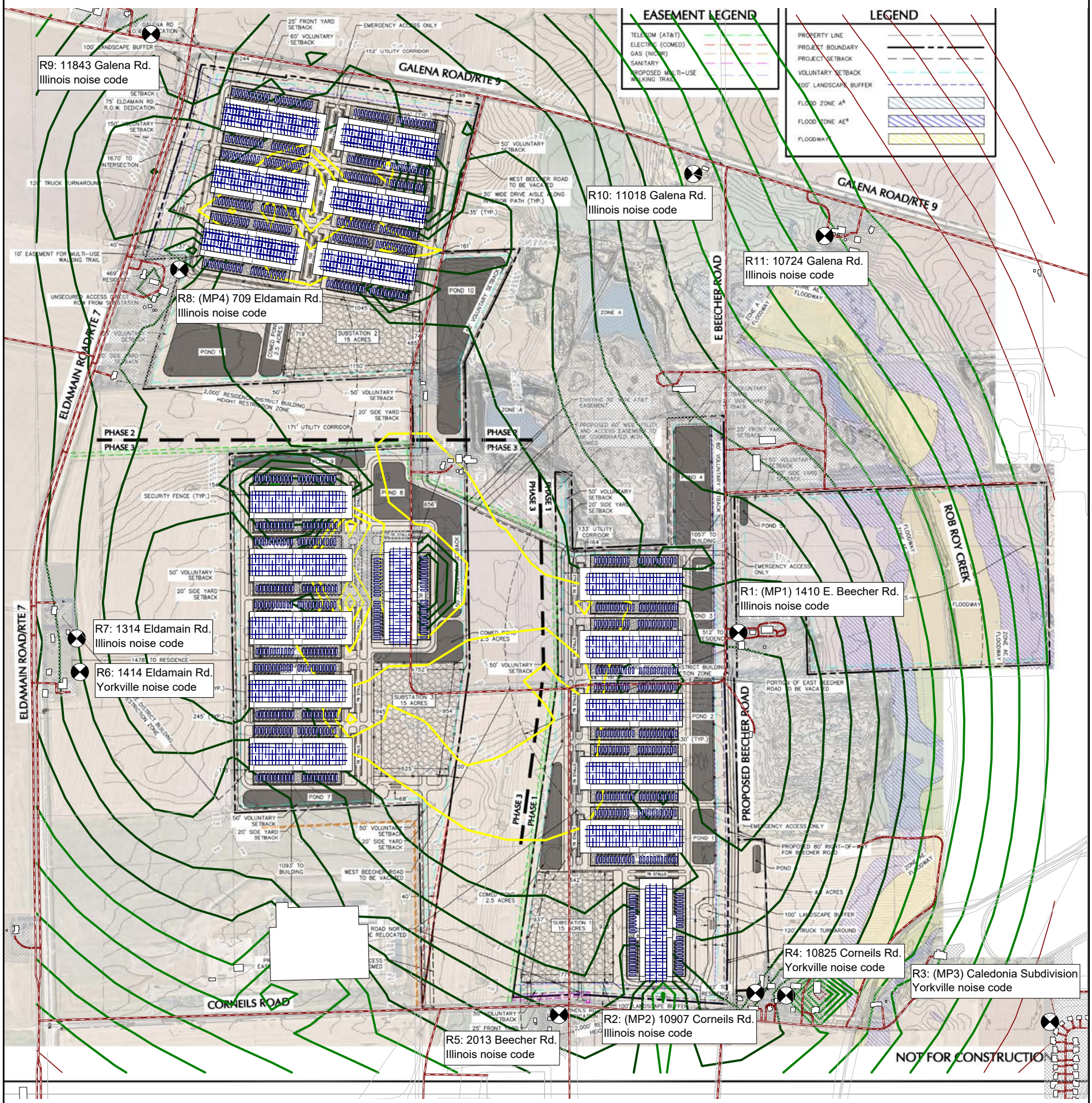


Figure 3. Prologis Project Steel Predicted Nighttime Sound Levels

Very Low-noise Chillers (600 RPM fans), Sound Walls, Standard Generators

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area

Scale 1 : 10176
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
0	8/11/25

Shiner Acoustics, LLC

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Prologis
6250 N. River Rd., Ste. 1100
Rosemont, IL 60018

August 12, 2025

Attn: Ms. Katie Fraser

Re: Yorkville Project Steel Sound Measurements

Dear Ms. Fraser:

The purpose of this letter is to document existing exterior noise levels measured near the property lines of the proposed site of a new data center in Yorkville IL.

Introduction

Langan is an engineer for a proposed data center development in Yorkville, Illinois. The project will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Most or all of the properties are located in unincorporated Kendall Co. and will be annexed into Yorkville.

The site will be adjacent to residential properties in every direction except north. Several residences will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

Measurements

We conducted environmental sound measurements at the site from June 23 to 27, 2025. The sound level meters were located at four locations on the property. A site plan with measurement locations marked is shown in Figure 1 and the locations are shown in Table 1. A microphone and preamplifier were connected to each sound level meter. The microphones were protected with windscreens and attached to tripods at a height of about 5 ft above the ground. The sound level meters and batteries were contained in weathertight cases.

Table 1. Measurement Locations

Measurement Point	Location	Comments
1	1410 E. Beecher Rd.	East of site
2	10907 Corneils Rd.	Southeast of site
3	Near 10417 Corneils Rd.	Caledonia subdivision
4	790 Eldamain Rd.	West of site

The following instrumentation was used:

- Four Norsonic 140 sound level meters and analyzers
- Four Norsonic Nor 1209 preamplifiers
- Four Norsonic Nor 1125 ½" condenser microphones
- Norsonic Nor 1251 microphone calibrator
- Microphone extension cables, windscreens, and tripods

Measurements were started on June 23, 2025 at about 2 p.m., and terminated on June 27, 2025 about 10 a.m. with the exception of meter 4, which died at 5:50 p.m. June 26, 2025. The periods between 8:15 p.m. and 9:30 p.m. on June 24, 1:30 a.m. and 4:30 a.m. on June 25, and 6:00 p.m. and 7:15 p.m on June 25. were excluded due to rain.

Wind speeds were less than 10 mph throughout the measurement period. The primary noise source in the vicinity was wind noise, with slight traffic on nearby roads, and animal (bird) noise as secondary sources.

The analyzer measured A-weighted sound pressure levels and one-third octave bands. Data were sampled continuously with one-hour intervals and one-second time histories. The L_{eq} (time-average) spectrum and other statistics were stored for each hour and one-second interval. The sound level meters were field calibrated before and after the measurements.

Measurement Results

The highest hourly sound level was 63 dBA, which occurred on June 26 at 5:00 p.m. at location 3. Figures 2 through 5 show the measured one-second and hourly A-weighted sound levels, the LA90, which is the baseline sound level, or the A weighted sound level exceeded during 90% of the measurement, and the time periods that were excluded from the analysis. Table 2 shows the average, highest, and lowest hourly measurements.

Table 2 – Measured Hourly Sound Levels

Location	Average (Leq, dB re 20µPa)			Baseline (L90, dB re 20µPa)		
	Lowest	Average	Highest	Lowest	Average	Highest
1	38 6/24 1:00 a.m.	52	61 6/25 3:00 p.m.	35 6/24 7:00 p.m.	42	51 6/23 3:00 p.m.
2	31 6/24 1:00 a.m.	50	62 6/25 1:00 a.m.	26 6/24 1:00 a.m.	39	46 6/27 12:00 a.m.
3	41 6/23 11:00 p.m.	54	63 6/26 5:00 p.m.	31 6/24 12:00 a.m.	41	47 6/23 4:00 p.m.
4	39 6/24 9:00 p.m.	48	56 6/24 8:00 p.m.	29 6/24 2:00 a.m.	39	45 6/23 3:00 p.m.

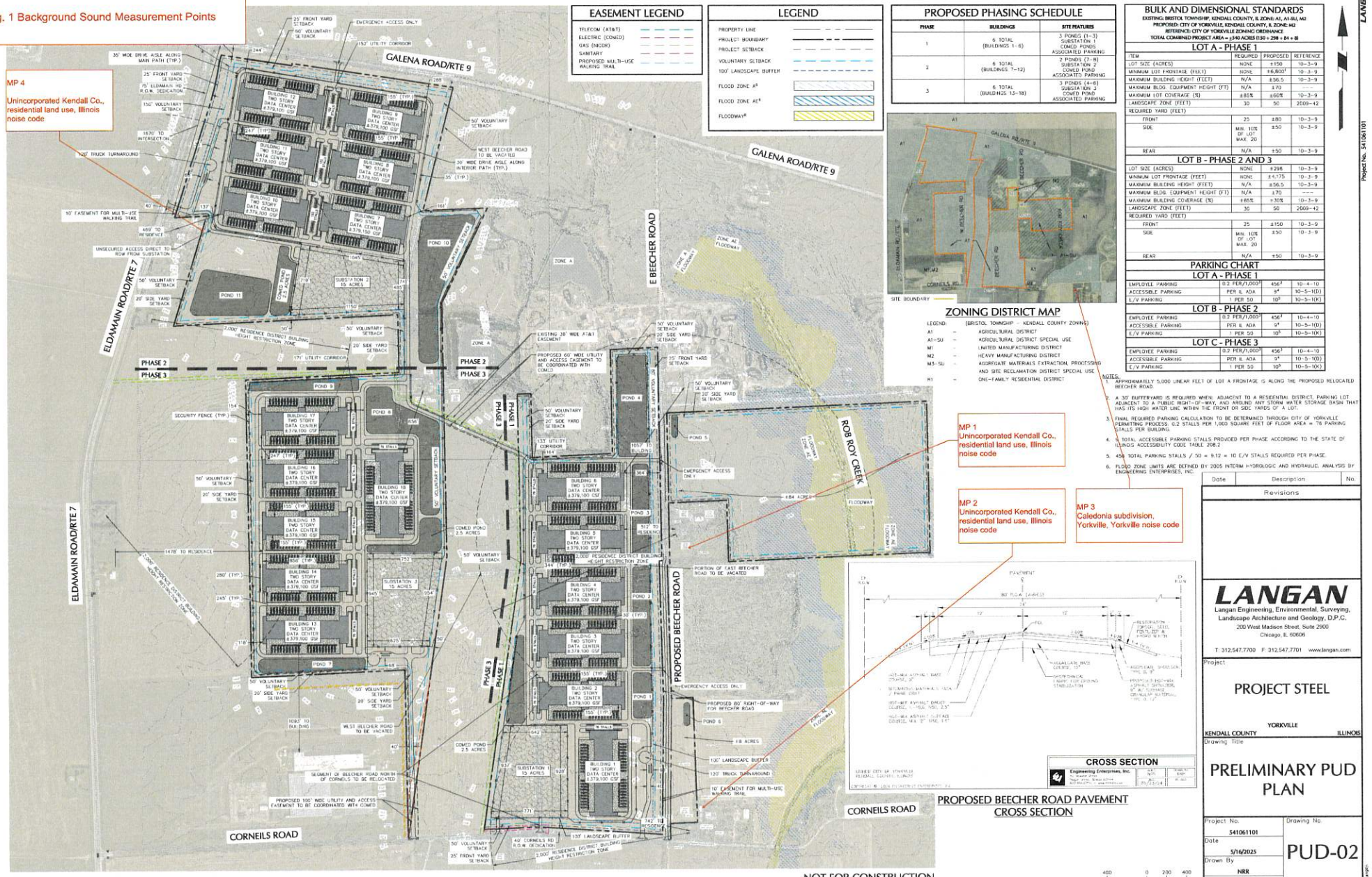
This data will serve as a baseline for our acoustic model of the proposed data center, which will be used to predict sound levels and compliance with local noise ordinances.

If you have questions concerning this report, please do not hesitate to contact us.

Respectfully submitted,
Shiner Acoustics, LLC

Michael Tendy

Fig. 1 Background Sound Measurement Points



PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1-6)	3 PONDS (1-3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7-12)	2 PONDS (7-8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13-18)	3 PONDS (4-6) SUBSTATION 3 COMED POND ASSOCIATED PARKING

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE: A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE: M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±340 ACRES (130 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±130	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800[1]	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±96.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±96.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM BUILDING COVERAGE (%)	±85%	±30%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT B - PHASE 2

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	0.2 PER/1,000[2]	456[3]	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9[4]	10-5-1(D)
E/V PARKING	1 PER 50	10[5]	10-5-1(K)

NOTES:
1. APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
2. A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
3. FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
4. 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
5. 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
6. FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.

No.	Description	Date
	Revisions	

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project: PROJECT STEEL
YORKVILLE
KENDALL COUNTY ILLINOIS

Drawing Title: PRELIMINARY PUD PLAN

Project No.	541061101
Date	5/16/2025
Drawn By	NRR
Checked By	TDO
Drawing No.	PUD-02
Sheet	1 of 1

Project No. 541061101

Date: 7/16/2025 Time: 17:30 User: pdravet Style Table: Langan.stb Layout: CP-01 Document Code: CP01-541061101-01\02-CS101-0101

Figure 2 - Location 1 Sound Pressure Levels

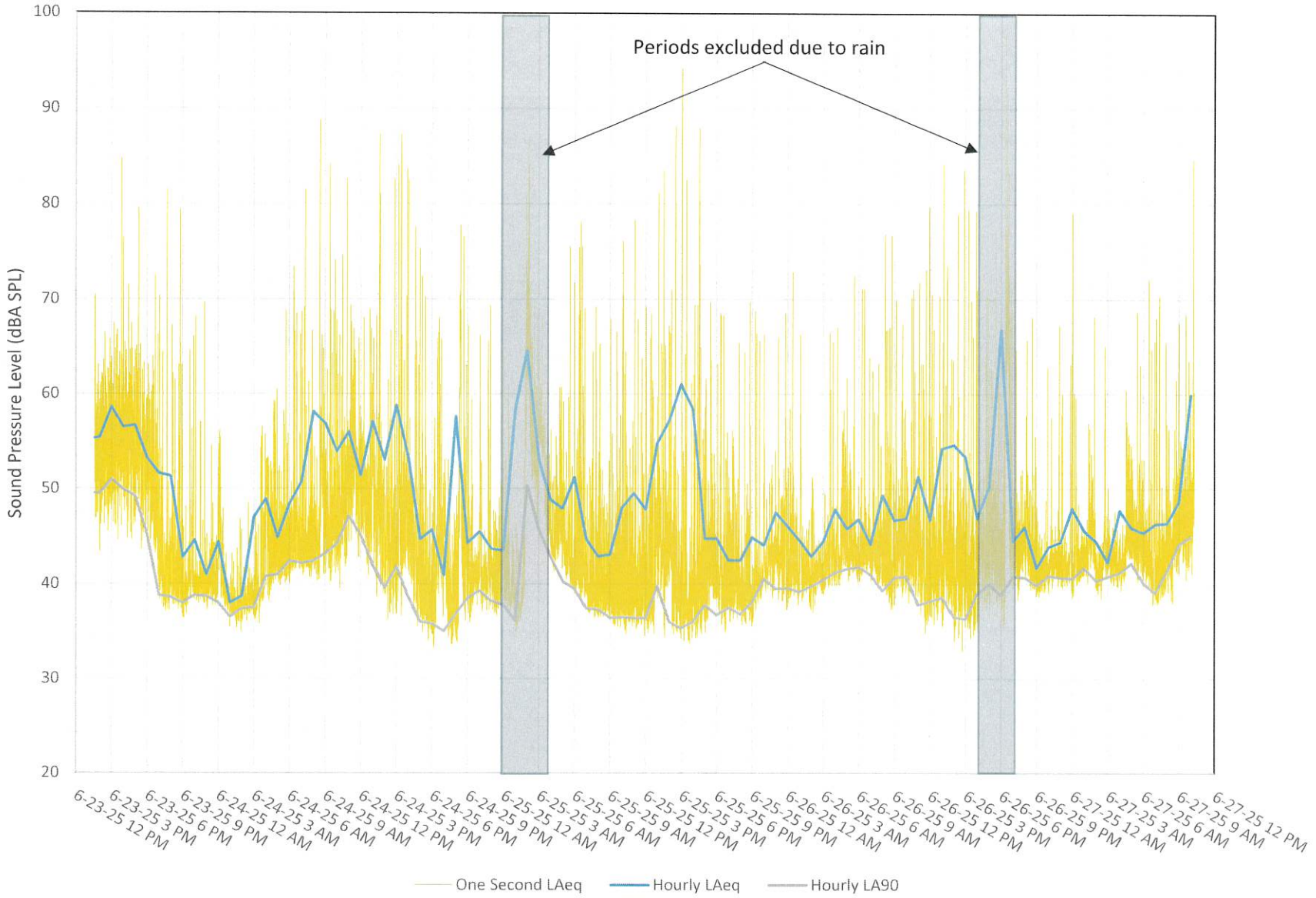


Figure 3 - Location 2 Sound Pressure Levels

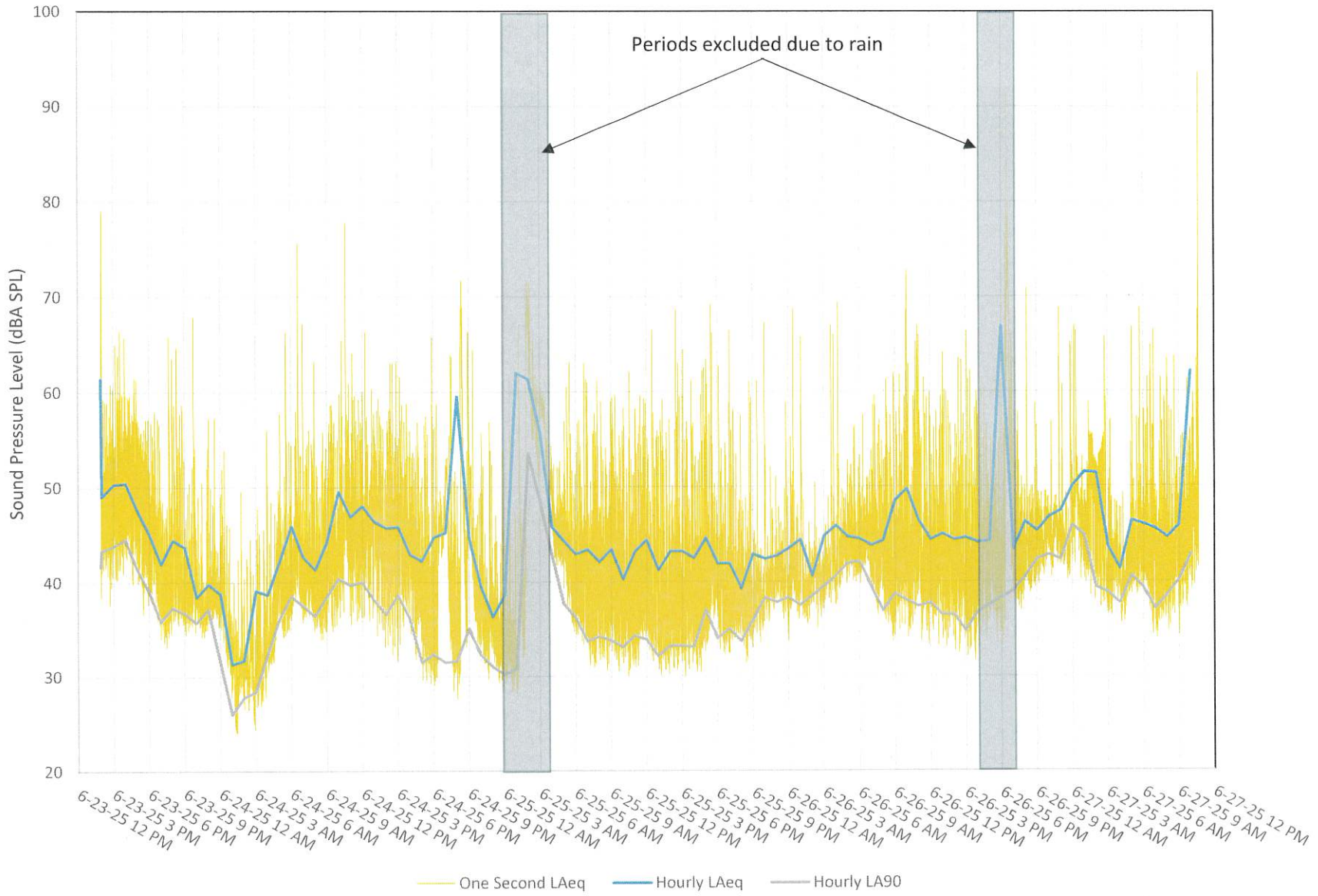


Figure 4 - Location 3 Sound Pressure Levels

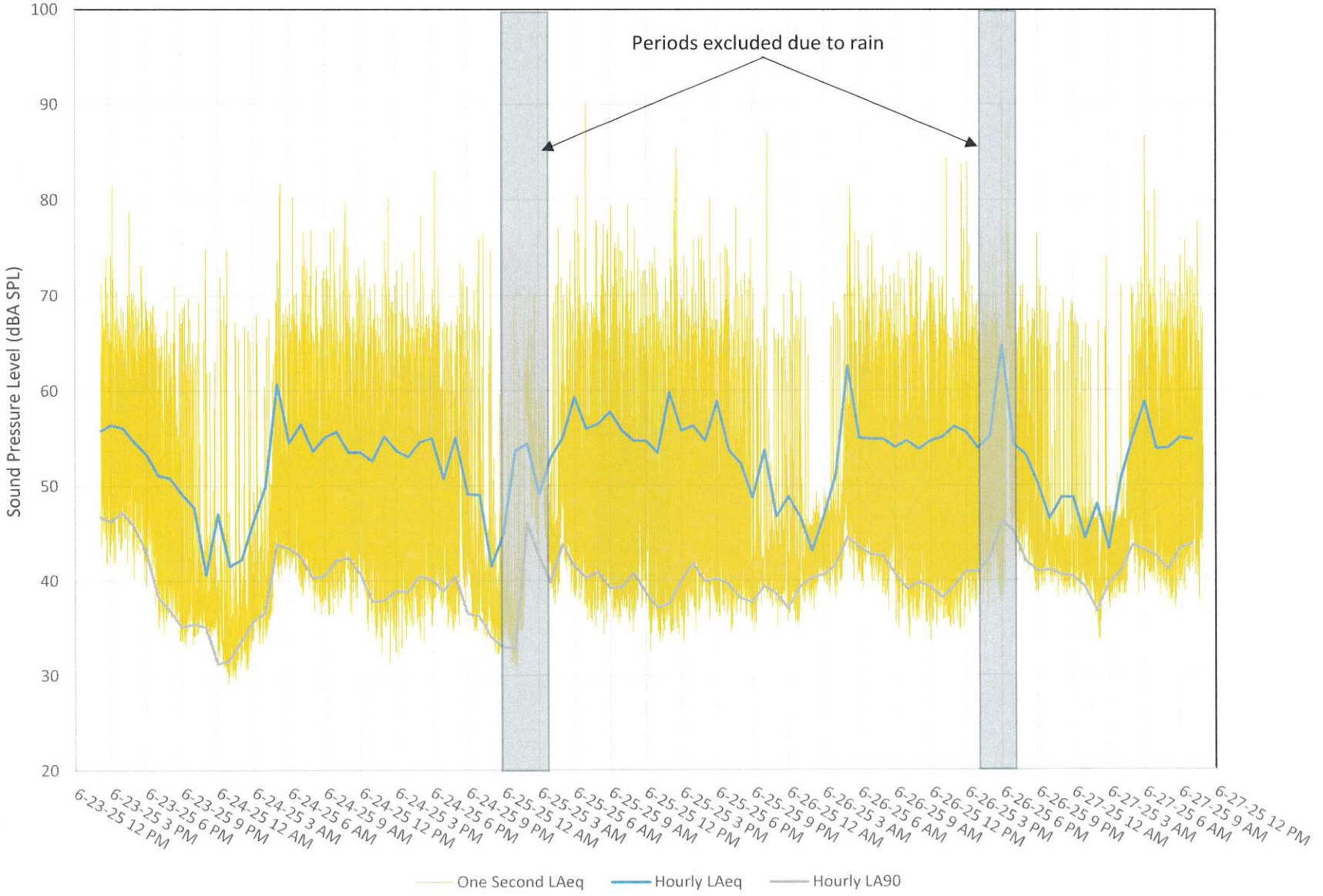
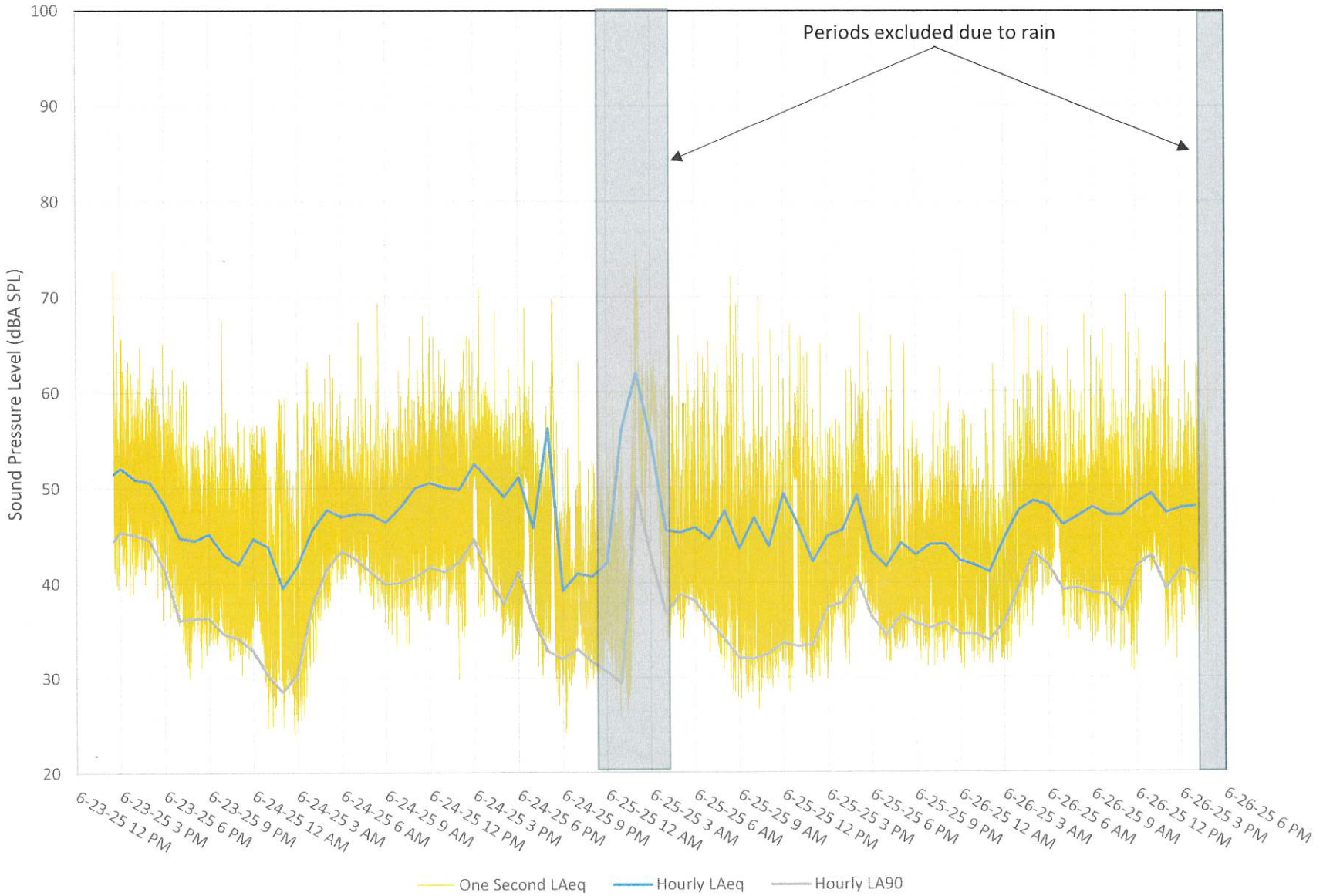


Figure 5 - Location 4 Sound Pressure Levels



Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

August 26, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Review of Preliminary Sound Study

Prologis, L.P., is seeking approval from the United City of Yorkville for development of Project Steel, a 540-acre data center campus and on-site substation development. The City requested Project Steel 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 (Caledonia Subdivision)

    The site noise survey measured sound levels at representative residential locations in each of the 4 compass directions for the appropriate durations.

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 substation transformers, RTUs, AHUs, fans, cooling towers, or any other potential project noise sources. These must be included in the final model.
2) The Study notes that chiller third-octave band data was reviewed to ensure no prominent discrete tones. In the final noise study, this 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 and at the planned operating speeds.
3) The report does not state how many generators were considered to be operating at one time and where they are located. In addition, the generators are shown in Table 4 to be 85 dBA at a distance of 23 feet, but the contours in Figures 1-3 show sound levels of no more than 70 dBA inside the generator enclosures. Also, there is no contour discontinuity at the enclosure edge that we would expect to see with a sound barrier. Verify that the generator noise was included in the 3D model and indicate where they were located and how many were assumed to be operating at once.
4) At a recent City Council meeting, the mayor requested Project Cardinal to provide neighborhood sound levels for the case when all generators are operating simultaneously. The City may also wish for Project Steel to provide this analysis.
5) Describe barrier heights in relation to height of equipment. We would typically not expect walls that are the same height as the source to be sufficiently effective. The final study will need to provide source heights, wall heights, and wall footprints. The necessary barrier heights will need to be demonstrated through the use of the computer modeling.
6) The barrier description allows a few inches gap between the roof and the bottom of the sound walls. The final study will need to demonstrate that such a gap does not limit barrier effectiveness.
7) In addition to considering compliance with Yorkville's noise ordinance, Project Steel also considered compliance with Title 35 from Illinois Pollution Control Board (IPCB). However, the results for the mitigated case show one to six decibel exceedances in the 1 kHz and 2 kHz octave bands. If this information is included in the report, it is recommended that further mitigation strategies be investigated to allow full compliance with IPCB standards.

3. **Issue report(s) to document the ambient measurements and initial modeling results.**

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. The generator analysis needs to be revised as described in item (3) above to sufficiently demonstrate that it is feasible for the project to comply with the Yorkville ordinance. In addition, the City may wish to request that the analysis be performed with all generators running at full load, for information purposes. Finally, the project should keep in mind that a more detailed analysis and report will be expected in the final study.

****END OF MEMORANDUM****

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Prologis
6250 N. River Rd., Ste. 1100
Rosemont, IL 60018

September 5, 2025

Attn: Ms. Katie Fraser

Re: Yorkville Project Steel Sound Measurements

Dear Ms. Fraser:

The purpose of this letter is to provide a response to the recent Soundscape Engineering comments.

Introduction

Prologis is developing a data center in Yorkville, Illinois, which will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Most or all of the properties are located in unincorporated Kendall Co. and will be annexed into Yorkville.

The site will be adjacent to residential properties in every direction. Several residences will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

Shiner Acoustics took background sound measurements in June, 2025 and modeled the proposed equipment, as documented in reports prepared in July and August, 2025. Soundscape Engineering, as Yorkville's acoustical consultant, reviewed these two reports and provided comments in an August 26, 2025 letter.

Response to Soundscape Engineering Comments

1. Comment: The computer model included generators and chillers, but did not include substation transformers, RTUs, AHUs, fans, cooling towers, or any other potential project noise sources. These must be included in the final model.

   Response: The final model will include substation transformers, rooftop units (RTUs), and other noise sources.

2. Comment: The study notes that chiller third-octave band data was reviewed to ensure no prominent discrete tones. In the final noise study, this 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 and at the planned operating speeds.

   Response: We concur.

3. Comment: The report does not state how many generators were considered to be operating at one time and where they are located. In addition, the generators are shown in Table 4 to be 85 dBA at a distance of 23 feet, but the contours in Figures 1-3 show sound levels of no more than 70 dBA inside the generator enclosures. Also, there is no contour

discontinuity at the enclosure edge that we would expect to see with a sound barrier. Verify that the generator noise was included in the 3D model and indicate where they were located and how many were assumed to be operating at once.

Response: Generators are located as shown on the drawings, and have the dimensions shown on the drawings. Generator operation time was modeled as follows: In one month, there is a maximum of 130 hours in which the 43 generators per building can be exercised. This equates to 21.5 hours total exercising time per month, since each generator is exercised for 30 minutes. Therefore, the generators are exercising for a fraction (16.5%) of the total time allotted. The preceding figures were used to determine the operating time per day per generator and to adjust the sound level logarithmically.

Sound barriers are included and modeled correctly but sound level contour discontinuities may not be shown due to the large sound level grid spacing necessary with a project of this size. Fig. 1 below shows contours with finer grid spacing and correctly shows the discontinuities.

4. Comment: At a recent city council meeting, the mayor requested Project Cardinal to provide neighborhood sound levels for the case when all generators are operating simultaneously. The city may also wish for Project Steel to provide this analysis.

   Response: Table 1 presents predicted sound levels under a blackout scenario, with all generators and all chillers operating. Also presented are the sound levels under normal operation with mitigation to meet the Yorkville code.

5. Comment: Describe barrier heights in relation to height of equipment. We would typically not expect walls that are the same height as the source to be sufficiently effective. The final study will need to provide source heights, wall heights, and wall footprints. The necessary barrier heights will need to be demonstrated through the use of the computer modeling.

   Response: Barrier heights are the same as those for the mechanical equipment that they surround. This is due to the risk of air recirculation with barriers that are higher than the equipment. All barriers are sufficiently high to break the line of sight between the source and receiver and provide an acoustical benefit. The requested data will be included in the final report.

6. Comment: The barrier description allows a few inches gap between the roof and the bottom of the sound walls. The final study will need to demonstrate that such a gap does not limit barrier effectiveness.

   Response: Gaps between the roof and bottom of sound walls are commonly requested by: a) structural engineers to reduce loads due to drifting snow, b) barrier vendors and contractors for constructability and practicality, and c) roof vendors to maintain the warranty and allow for future repairs. The gaps are expected to reduce barrier insertion loss slightly when compared to an ideal barrier. We will address the gaps and their impact in the final study.

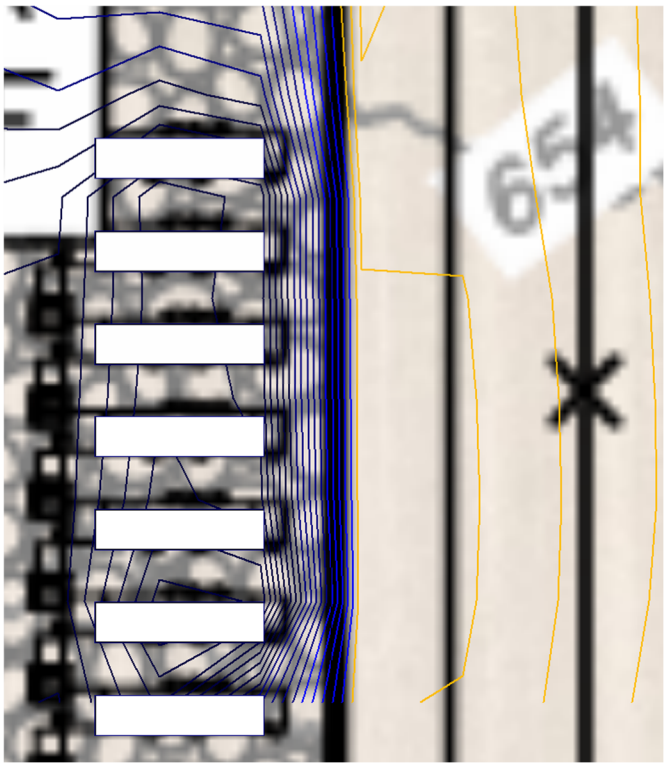
7. Comment: In addition to considering compliance with Yorkville's noise ordinance, Project Steel also considered compliance with Title 35 from Illinois Pollution Control Board (IPCB). However, the results for the mitigated case show one to six decibel exceedances in the 1 kHz and 2 kHz octave bands. If this information is included in the report, it is recommended that further mitigation strategies be investigated to allow full compliance with IPCB standards.

   Response: While there are slight exceedances in the predictions, in the final study we can investigate additional mitigation to meet the Illinois code.

Table 1. Predicted Sound Levels, with Yorkville Mitigation

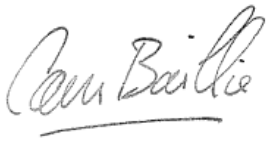
Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		
		Day (chillers, generators)	Night (chillers)	Blackout (chillers, all generators)
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	52	52	65
R2: 10907 Corneils Rd.	Illinois	50	49	62
R3: Caledonia	Yorkville	41	41	53
R4: 10825 Corneils Rd.	Yorkville	49	49	60
R5: 2013 Beecher Rd.	Illinois	50	50	62
R6: 1414 Eldamain Rd.	Yorkville	50	50	60
R7: 1314 Eldamain Rd.	Illinois	50	50	60
R8: 790 Eldamain Rd.	Illinois	51	51	66
R9: 11843 Galena Rd.	Illinois	49	49	60
R10: 11018 Galena Rd.	Illinois	47	46	57
R11: 10724 Galena Rd.	Illinois	44	44	56

Fig. 1 Detail at Generator Sound Barrier with Finer Grid Spacing



If you have questions concerning this report, please do not hesitate to contact us.

Respectfully submitted,
Shiner Acoustics, LLC



Cameron Baillie, P.Eng.

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

September 9, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Response to Shiner Acoustic's September 5th Memo

Prologis, L.P., is seeking approval from the United City of Yorkville for development of Project Steel, a 540-acre data center campus and on-site substation development. The City requested Project Steel to provide a preliminary sound study, which was provided on August 12, 2025 by Shiner Acoustics. We provided peer review comments on August 26, 2025 (in blue), and received a response from Shiner on September 5, 2025 (comments added in green). We have the following additional comments (purple text) in response to this initial noise study and the follow-up discussion:

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 (Caledonia Subdivision)

    The site noise survey measured sound levels at representative residential locations in each of the 4 compass directions for the appropriate durations.

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 substation transformers, RTUs, AHUs, fans, cooling towers, or any other potential project noise sources. These must be included in the final model.
    - Shiner: The final model will include substation transformers, rooftop units (RTUs), and other noise sources.
    - Soundscape: No further comments
2. The Study notes that chiller third-octave band data was reviewed to ensure no prominent discrete tones. In the final noise study, this 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 and at the planned operating speeds.
    - Shiner: We concur.
    - Soundscape: No further comments
3. The report does not state how many generators were considered to be operating at one time and where they are located. In addition, the generators are shown in Table 4 to be 85 dBA at a distance of 23 feet, but the contours in Figures 1-3 show sound levels of no more than 70 dBA inside the generator enclosures. Also, there is no contour discontinuity at the enclosure edge that we would expect to see with a sound barrier. Verify that the generator noise was included in the 3D model and indicate where they were located and how many were assumed to be operating at once.
    - Generators are located as shown on the drawings, and have the dimensions shown on the drawings. Generator operation time was modeled as follows: In one month, there is a maximum of 130 hours in which the 43 generators per building can be exercised. This equates to 21.5 hours total exercising time per month, since each generator is exercised for 30 minutes. Therefore, the generators are exercising for a fraction (16.5%) of the total time allotted. The preceding figures were used to determine the operating time per day per generator and to adjust the sound level logarithmically.

      Sound barriers are included and modeled correctly but sound level contour discontinuities may not be shown due to the large sound level grid spacing necessary with a project of this size. Fig. 1 below shows contours with finer grid spacing and correctly shows the discontinuities.
    - Soundscape: The methodology of determining the operating time per day per generator and adjusting the sound level logarithmically is not in compliance with the Yorkville noise ordinance. This time-averaging approach dilutes the generator-related noise level by spreading it across all possible hours of operation, thereby underestimating the short-term maximum. In contrast, the Yorkville noise ordinance limits the maximum noise level at any given time, with no duration-related adjustments to the ordinance limit for noise levels that are 12 minutes or longer per hour.

      In other words, the initial noise study took the generator-related sound pressure levels (85 dBA at 23 feet) and calculated the equivalent sound level if that 30-minute sound source were spread out over a 3-hour period, effectively reducing the noise source by

7.8 dBA ($L_{avg} = L_{max} – 10*\log(1/D)$ where D = 0.165). The ordinance is the maximum sound level expected to occur, not a daytime L_{eq} or any other time-averaged metric.

Figure 1 shows contour discontinuities at sound barriers as expected.

4. At a recent City Council meeting, the mayor requested Project Cardinal to provide neighborhood sound levels for the case when all generators are operating simultaneously. The City may also wish for Project Steel to provide this analysis.
   - Shiner: Table 1 presents predicted sound levels under a blackout scenario, with all generators and all chillers operating. Also presented are the sound levels under normal operation with mitigation to meet the Yorkville code.

Table 1. Predicted Sound Levels, with Yorkville Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		
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R9: 11843 Galena Rd.	Illinois	49	49	60
R10: 11018 Galena Rd.	Illinois	47	46	57
R11: 10724 Galena Rd.	Illinois	44	44	56

   - Soundscape: The difference in sound level between a single generator and 43 generators (the number of generators planned per building) is 10*log(43), or approximately 16 dB. If the generators are louder than the chillers at a given location, we would expect the blackout sound level to be approximately 16 dB louder than the maximum sound level during generator testing (with some variation due to barrier effects or other factors). Table 1 shows the difference between the daytime and blackout noise levels ranging from 10-15 dBA. At R8 (790 Eldamain Rd.), which is close to the building and likely in the acoustic shadow of the chiller barrier wall, the difference is 15 dBA – consistent with what we would expect if the daytime levels represent the maximum. However, Shiner's response to comment 3 indicates that the time-averaged sound level was calculated at residential receivers, reducing the reported generator noise by approximately 7.8 dBA (Lavg = Lmax – 10*log10(1/D), where D = 0.165). We would therefore expect the blackout noise levels (with all generators running simultaneously at maximum) to be about 24 dBA higher than the reported daytime levels, not 15 dBA. Please confirm that the blackout

sound levels reflect the maximum levels and do not incorporate the time-averaged adjustment described in Comment 3.

5. Describe barrier heights in relation to height of equipment. We would typically not expect walls that are the same height as the source to be sufficiently effective. The final study will need to provide source heights, wall heights, and wall footprints. The necessary barrier heights will need to be demonstrated through the use of the computer modeling.
    - Shiner: Barrier heights are the same as those for the mechanical equipment that they surround. This is due to the risk of air recirculation with barriers that are higher than the equipment. All barriers are sufficiently high to break the line of sight between the source and receiver and provide an acoustical benefit. The requested data will be included in the final report.
    - Soundscape: No further comments
6. The barrier description allows a few inches gap between the roof and the bottom of the sound walls. The final study will need to demonstrate that such a gap does not limit barrier effectiveness.
    - Shiner: Gaps between the roof and bottom of sound walls are commonly requested by: a) structural engineers to reduce loads due to drifting snow, b) barrier vendors and contractors for constructability and practicality, and c) roof vendors to maintain the warranty and allow for future repairs. The gaps are expected to reduce barrier insertion loss slightly when compared to an ideal barrier. We will address the gaps and their impact in the final study.
    - Soundscape: No further comments
7. In addition to considering compliance with Yorkville's noise ordinance, Project Steel also considered compliance with Title 35 from Illinois Pollution Control Board (IPCB). However, the results for the mitigated case show one to six decibel exceedances in the 1 kHz and 2 kHz octave bands. If this information is included in the report, it is recommended that further mitigation strategies be investigated to allow full compliance with IPCB standards.
    - Shiner: While there are slight exceedances in the predictions, in the final study we can investigate additional mitigation to meet the Illinois code.
    - Soundscape: No further comments

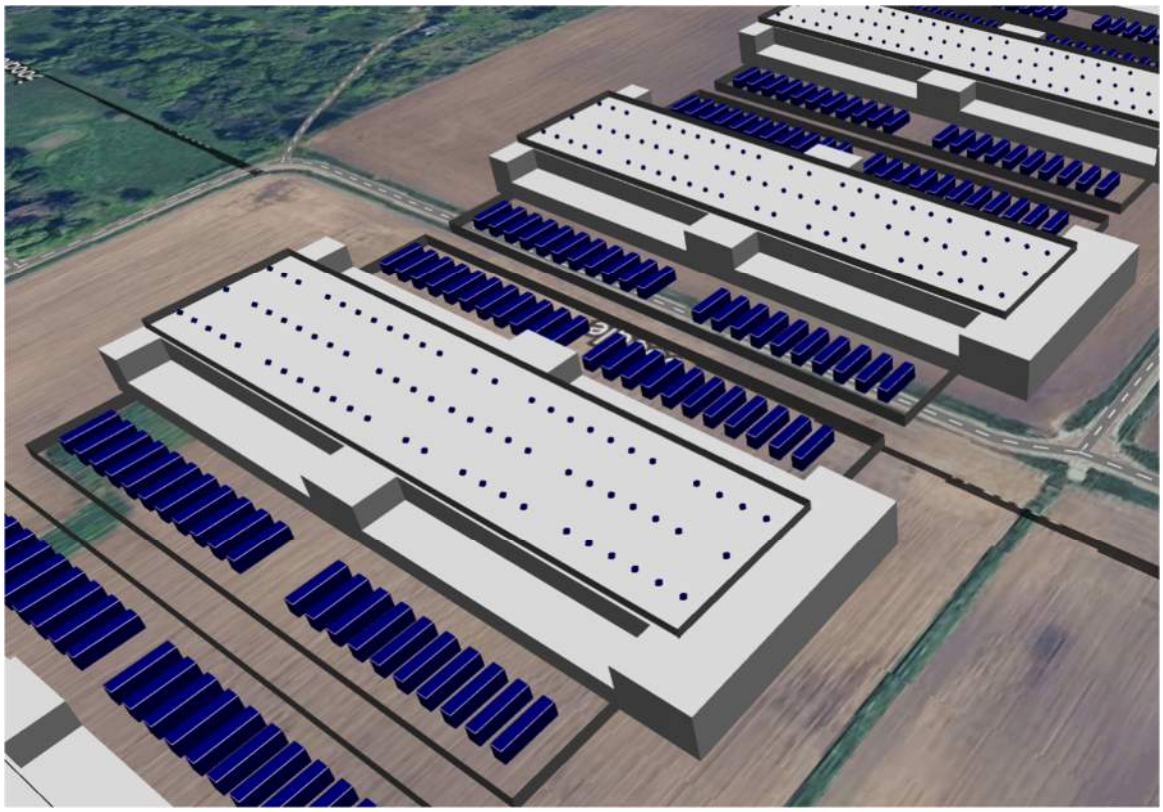
3. **Issue report(s) to document the ambient measurements and initial modeling results.**

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. The generator analysis needs to be revised as described in item (3) above to sufficiently demonstrate that it is feasible for the project to comply with the Yorkville ordinance. In addition, the City may wish to request that the analysis be performed with all generators running at full load, for information purposes. Finally, the project should keep in mind that a more detailed analysis and report will be expected in the final study.
The generator analysis needs to be updated to present the maximum levels (not time-averaged sound levels) to sufficiently demonstrate that it is feasible for the project to comply with the Yorkville ordinance.

****END OF MEMORANDUM****

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

Project Steel Environmental Noise Assessment



SA project 1250506

Revision B
September 16, 2025

Shiner Acoustics, LLC
225 West Washington Street, Suite 1625
Chicago, Illinois 60606

Prepared for
Prologis
6250 N. River Rd., Ste. 1100
Rosemont, Illinois, 60018

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1. Summary

The noise evaluation for the Project Steel data centers in Yorkville, Illinois comprises two phases: environmental sound measurements at the proposed site and predictions of the project's outdoor sound levels. For the first phase, Shiner Acoustics, LLC took sound measurements from June 23 to 27, 2025, which were documented in a July 3, 2025 report. The second phase consisted of reviewing project documents and vendor data, developing an acoustical model of the equipment, predicting environmental sound levels, determining compliance, and recommending mitigation.

Long-term sound measurements were taken on the site, before facility construction and installation of outdoor equipment. The measurements showed that environmental sound levels were moderate, with average baseline (L_{90}) sound levels of 39 to 42 dBA.

The Yorkville noise code limits noise to residential land uses for the daytime (60 dBA) and nighttime (50 dBA) periods. The Illinois noise code limits noise from commercial to residential land uses for the daytime (about 55 dBA) and nighttime (about 44 dBA) periods.

The site has residences in every direction. Two residences and the Caledonia subdivision are in Yorkville, so the Yorkville sound limits apply. The remaining residences are located in unincorporated Kendall County, so the Illinois limits apply.

Facility noise sources and outdoor sound propagation to the residences were modeled with acoustical software. The facility's base design includes outdoor chillers, rooftop units, and enclosed emergency generators.

We analyzed environmental noise with the preceding equipment and predict sound levels of 49 to 74 dBA at residential receivers with the rooftop-mounted standard-noise chillers and standard-noise generators, which exceeds both noise codes.

We revised the acoustical model to include mitigation, such as lower-noise chillers and rooftop sound walls at chillers and generator sets. With these measures, the facility is predicted to achieve compliance with the Yorkville limits.

To achieve substantial compliance with the Illinois limits, the lowest-noise chillers and low-noise generators are recommended, in addition to the rooftop and generator set sound walls.

The recommended mitigation is as follows:

- Construct a rooftop sound wall on each building to surround the chillers;
- Construct two sound walls at grade on each building to surround the emergency generators;
- Specify chillers to meet the sound levels described below; and
- Specify emergency generators to meet the sound limits described below.

2. Introduction

The project will be about 540 acres on two parcels generally between Eldamain Rd., Galena Rd., a relocated Beecher Rd., and Corneils Rd. Some properties are located in unincorporated Kendall Co. and some will be annexed into Yorkville, or are currently in Yorkville.

The data center will be built in three phases:

- Six buildings in the southeastern corner of the property;
- Six buildings in the northeastern corner of the property;
- Six buildings in the southwest corner of the property;

Each phase will include a substation and two to three retention ponds. The buildings will be about 380,000 sf each, for a total of 6.8 million sf. Noise-generating equipment will include cooling equipment such as chillers, diesel emergency generators, and rooftop units for building ventilation.

The site will be adjacent to residential properties in every direction. Several residential property lines will be located close to mechanical equipment or data center buildings and the equipment has the potential to generate high noise levels at the residences.

As part of the annexation, rezoning, and PUD (planned use development) approval process, the City of Yorkville is requiring Prologis to demonstrate compliance with the Yorkville noise code. In addition, compliance with the Illinois noise code is required at many properties.

3. Site Description

The proposed facility will be a data center on a greenfield site in Yorkville, Illinois, as shown in Figure 1. The site is essentially flat in every direction. The noise-sensitive receivers are as follows:

- To the north: multiple residence on Galena Rd.;
- To the east: residence on the east side of the proposed relocated Beecher Rd., residences on Corneils Rd. to the southeast, and the Caledonia subdivision to the southeast;
- To the south: single-family residence on Corneils Rd.; and
- To the west: single-family residences on Eldamain Rd.

4. Measurements

Long-term ambient sound measurements were conducted at four locations surrounding the proposed data center. These locations were chosen due to their proximity to the proposed buildings and associated outdoor equipment.

Measurements were conducted from June 23 to 27, 2025 and are documented in our July 3, 2025 report. Environmental sound varies with time and is commonly quantified by the L_{90} metric, which is the baseline, or steady-state sound level that does not include louder, transient noises such as from vehicles.

Measurements were made in terms of one-third octave bands and an overall A-weighted value. The one-third octave-bands quantified frequency content, and A-weighting is commonly used for environmental sound measurement. A-weighting discriminates against low frequencies in an approximation of human hearing.

A summary of measurement results is shown in Table 1.

Table 1. Sound Measurements
June 23 to 27, 2025

Location	Baseline Sound Level (L_{90}, dB re 20µPa, A-weighted)		
	Lowest	Average	Highest
MP 1	35 6/24 7:00 p.m.	42	51 6/23 3:00 p.m.
MP 2	26 6/24 1:00 a.m.	39	46 6/27 12:00 a.m.
MP 3	31 6/24 12:00 a.m.	41	47 6/23 4:00 p.m.
MP 4	29 6/24 2:00 a.m.	39	45 6/23 3:00 p.m.

The soundscape was affected by wind noise in trees, general traffic noise, including occasional vehicles on nearby roads, and some bird noise.

5. Criteria

The Yorkville code applies to residential properties located in the City of Yorkville. The code contains numeric limits for residential land uses, as shown in Table 1. The code limits noise levels by time of day, with more restrictive limits for nighttime.

Table 1. Yorkville Sound Level Limits

Time of Day	Receiving Property Land Use
	Residential
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA

The code contains an adjustment for the noise duration, as shown in Table 2. Since all noise sources will be operating for 12 minutes per hour or longer, as discussed below, this adjustment does not apply.

The code contains an adjustment for the noise character, as shown in Table 2. Since none of the noise sources have a tonal character, as discussed below, this adjustment does not apply.

Table 2. Yorkville Adjustments to Sound Level Limits

	Adjustment to Sound Level Limit
1. Duration of noise in any one-hour period (use 1 adjustment only):	
a. 12 minutes and longer	Add 0 dBA
b. Under 12 minutes but over 3 minutes	Add 5 dBA
c. Under 3 minutes but over 1/2 minute	Add 10 dBA
d. Under 1/2 minute	Add 15 dBA
2. Noise is impulsive in character (e.g., hammering, firearms discharge, explosions)	Subtract 5 dBA
3. Content of noise includes electronically amplified, reinforced, or reproduced voice or music	Subtract 5 dBA
4. Noise is tonal in character (e.g., hum, screech)	Subtract 10 dBA
5. If measured within a building on the receiving property per subsections 4-4-4.C and D of this chapter	Subtract 20 dBA

The Illinois noise code applies to noise emissions from the data center, which is a commercial land use, to residential land uses in unincorporated Kendall County. The limits are established for daytime and nighttime in each of nine octave bands, as shown in Table 3. Note that the A-weighted level is not limited by the code, but is provided for convenience. In addition, the Illinois noise code limits tones (i.e. prominent discrete tones) to minimize community annoyance caused by this noise characteristic.

Table 3. Illinois Noise Limits

	Sound Pressure Level (dB re 20 µPa)									
	Octave Band Center Frequency (Hz)									Awt*
	31.5	63	125	250	500	1k	2k	4k	8k	
Daytime (7:00 a.m. - 10:00 p.m.)	72	71	65	57	51	45	39	34	32	55
Nighttime (10:00 p.m. to 7:00 a.m.)	63	61	55	47	40	35	30	25	25	44

* A-weighted level provided for convenience; not limited by code

6. Noise Sources

The facility will have rooftop air-cooled chillers and enclosed emergency generators at grade.

Each building will have 84 air-cooled chillers. One in seven chillers is redundant. The basis of design is 300-ton nominal Trane ACR units. The chillers are available with multiple levels of sound emissions, as described below and in Table 4:

- Standard, with the factory default condenser fan speed of 950 RPM;
- Superior or low noise;
- Ultimate or very low noise with four fan speeds of 600, 650, 700, and 950 RPM.

We reviewed Trane one-third octave band sound data for the presence of tones (i.e. prominent discrete tones). The noise data does not show the presence of tones. If the facility were to contain equipment with tonal noise emissions, its sound levels would be compared to a much more stringent (10 dB lower) Yorkville noise code. The Illinois noise code limits tones at residential receivers.

Each building will have 43 (42 critical and 1 house) packaged emergency generators, each with a 3 MW engine and generator. The enclosures will have inlet and relief ventilation silencers, and there will be an engine exhaust silencer or muffler. Standard-noise units will be specified to meet 85 dBA at 23 ft and low-noise units will be specified to meet 75 dBA at 23 ft. Each emergency generator will be exercised 30 minutes per month on weekdays between 11:00 a.m. and 5:00 p.m. All generators will operate for a total of 16.5% of their monthly allotted time.

Table 4 shows the equipment noise emissions in terms of sound power levels. Sound power levels are independent of measurement distance and enable the acoustic emissions of different sources to be compared.

Table 4. Noise Sources

Equipment	Option	Sound Power Level (dBA) (L_w, dB re 10^{-12} W, A-weighted)
Trane ACR air-cooled chiller, 300 tons nominal, 100% load	Superior	102
	Superior or low-noise	98
	Ultimate or very low noise (fan 700 RPM)	94
	Ultimate or very low noise (fan 650 RPM)	92
	Ultimate or very low noise (fan 600 RPM)	90
	Ultimate or very low noise (fan standard RPM)	101
Genset enclosure	85 dBA at 23 ft	113
	75 dBA at 23 ft	103

There will be rooftop mechanical units (RTUs) serving the data center, but no information was available on these. These can be included in future iterations of the acoustical analysis. The facility will have three substations, which will have transformers. Since the substations

are not laid out, at Prologis' direction these noise sources were not included in the acoustical model. They will be included in a future iteration.

7. Receivers

Residential receivers are located in Yorkville, in which case the Yorkville noise code applies, or unincorporated Kendall County, in which case the Illinois noise code applies. Addresses and the applicable noise code for receivers are listed in Table 5.

8. Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2, which considers sound sources, receivers and factors that influence sound propagation such as distance and screening. CadnaA software from DataKustik GmbH implements the standard and our acoustical model uses this software and standard acoustical calculations. The methodology is described in more detail in Appendix A.

9. Modeling Results

9.1. Base Scenario

Shiner Acoustics predicted sound pressure levels at the residences. Note that although the results below are presented as single-number A-weighted levels for simplicity, all prediction and analysis was performed using octave bands.

We modelled a base scenario, which assumes the following equipment operation and sound barriers:

- Day: standard-noise chillers and standard-noise emergency generators; and
- Night: standard-noise chillers.

The scenario for emergency generator operation was conservative: for each building, the generator closest to each receiver was assumed to be operating for one hour during the day.

Table 5 shows the facility's predicted sound levels, which are in excess of the criteria. Fig. 1 shows the facility site plan, noise sources, sound barriers (if any), receivers, and daytime sound level contours overlaid on an aerial photo. Fig. 2 shows nighttime sound level contours.

Table 5. Predicted Sound Levels, Base Scenario

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code	n/a	60	50
Illinois noise code	n/a	55	44
R1: 1410 E. Beecher Rd.	Illinois	70	61
R2: 10907 Corneils Rd.	Illinois	66	58
R3: Caledonia	Yorkville	53	49
R4: 10825 Corneils Rd.	Yorkville	63	57
R5: 2013 Beecher Rd.	Illinois	65	58
R6: 1414 Eldamain Rd.	Yorkville	63	56
R7: 1314 Eldamain Rd.	Illinois	63	57
R8: 790 Eldamain Rd.	Illinois	74	60
R9: 11843 Galena Rd.	Illinois	64	57
R10: 11018 Galena Rd.	Illinois	58	53
R11: 10724 Galena Rd.	Illinois	56	51

9.2. Mitigation to Meet Yorkville Code

Since there were excessive sound levels with the base scenario, we modeled a scenario with mitigation to meet the Yorkville noise code:

- Day: Superior (low-noise) chillers and standard-noise emergency generators;
- Night: Superior (low-noise) chillers.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 6. Daytime sound level contours are shown graphically in Fig. 3. Nighttime sound levels are shown in Fig. 4.

Table 6. Predicted Sound Levels, with Yorkville Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code	n/a	60	50
Illinois noise code	n/a	55	44
R1: 1410 E. Beecher Rd.	Illinois	64	52
R2: 10907 Corneils Rd.	Illinois	60	49
R3: Caledonia	Yorkville	50	41
R4: 10825 Corneils Rd.	Yorkville	58	49
R5: 2013 Beecher Rd.	Illinois	59	50
R6: 1414 Eldamain Rd.	Yorkville	58	50
R7: 1314 Eldamain Rd.	Illinois	57	50
R8: 790 Eldamain Rd.	Illinois	67	51
R9: 11843 Galena Rd.	Illinois	58	49
R10: 11018 Galena Rd.	Illinois	54	46
R11: 10724 Galena Rd.	Illinois	52	44

9.3. Mitigation to Meet Yorkville and Illinois Codes

Although the preceding scenario is predicted to meet the less stringent Yorkville code, there were excessive sound levels with respect to the more stringent Illinois noise code. Therefore, we modelled a scenario with mitigation to meet both the Yorkville and Illinois noise codes:

- Day: Ultimate (very low noise) chillers with 600 RPM fans, low-noise emergency generators;
- Night: Ultimate (very low noise) chillers with 600 RPM fans.
- Sound walls: acoustical sound walls on chiller building roofs to enclose the chillers, and acoustical sound walls on each side of the buildings to enclose the emergency generators, as described below.

Predicted facility noise levels with this additional mitigation are shown in Table 7. Daytime sound level contours are shown graphically in Fig. 5. Nighttime sound level contours are shown in Fig. 6.

The overall A-weighted sound levels show compliance during the day, except at R8 (790 Eldamain Rd.), which had a minor excess of two dB. The overall A-weighted sound levels show compliance at night. We predict minor excesses in some octave bands, as follows:

- Day: three to seven dB in the 63 and 125 Hz octave bands; and
- Night: one to six dB in the 1 kHz and 2 kHz octave bands;

We note that this scenario is likely conservative with respect to the emergency generators due to differences between the Illinois and Yorkville noise codes. Specifically, the Illinois code allows the use of some averaging of generator noise with respect to operation time, which reduces average sound levels when short periods of operation are combined with much longer periods of non-operation.

Table 7. Predicted Sound Levels, with Yorkville and Illinois Mitigation

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code	n/a	60	50
Illinois noise code	n/a	55	44
R1: 1410 E. Beecher Rd.	Illinois	54	44
R2: 10907 Corneils Rd.	Illinois	50	42
R3: Caledonia	Yorkville	40	33
R4: 10825 Corneils Rd.	Yorkville	48	41
R5: 2013 Beecher Rd.	Illinois	50	42
R6: 1414 Eldamain Rd.	Yorkville	48	42
R7: 1314 Eldamain Rd.	Illinois	48	42
R8: 790 Eldamain Rd.	Illinois	57	43
R9: 11843 Galena Rd.	Illinois	48	42
R10: 11018 Galena Rd.	Illinois	44	39
R11: 10724 Galena Rd.	Illinois	42	36

10. Recommendations

We recommend the following mitigation to reduce facility sound levels:

- Chillers: to meet the Yorkville limits, specify superior (low-noise) sound chillers that have a maximum sound power level of 98 dBA;
- Chillers: to meet the Yorkville and Illinois limits, specify ultimate (very low noise) sound chillers with a fan speed 600 RPM and a maximum sound power level of 91 dBA;
- The chillers should be specified so that they do not emit prominent discrete tones;
- Generators: emergency generators should be specified to meet 75 or 85 dBA at 23 ft, as described above;
- Sound walls are recommended, as follows:
  - Each building should have a rooftop sound wall surrounding the chillers;
  - The chiller sound wall height should be at least as high as the top of the chillers. The current drawings show a minimum height of 11.5 ft. There should be a minimal (a few inches) gap between the roof and the bottom of the sound walls. The anticipated length of each barrier is about 2,000 ft;
  - The emergency generator sound wall height should be at least as high as the top of the generators. The current drawings show a minimum height of 24 ft. There should be a minimal (a few inches) gap between grade and the bottom of the sound walls. The anticipated length of each barrier, including returns to the building, is about 1,000 ft. It may be possible to optimize the generator wall design in future iterations of the project;
  - The sound walls should have two performance specifications:
    - Sound absorption: meet NRC (noise reduction coefficient) 0.90 minimum. This is usually met by an open or perforated liner facing the equipment;
    - Sound isolation: meet STC (sound transmission class) 30 minimum. This can be met with construction such as vinyl or metal barriers.
  - We recommend AIL Sound Walls, Koch, Acoustiblok All-Weather Sound Panels, Kinetics Noiseblock Barrier Panels, or Noise Barriers QuietLine (e.g. V-Stack).

Rooftop units and transformers will be included in future iterations of the acoustical analysis once the equipment is defined.

11. Conclusion

Measurements taken in June, 2025 document sound levels at the proposed site. Facility sound levels are limited by the Yorkville and Illinois noise codes; the Illinois noise code is the most stringent. With standard equipment, we predict sound levels in excess of the criteria. Therefore, we recommend additional mitigation, such as low-noise chillers, low-noise generators, and sound walls to meet the Yorkville or Illinois codes.

Appendix A. Outdoor Sound Modeling Methodology

Outdoor sound propagation calculations are based on the International Organization for Standardization (ISO) 9613-2. The standard predicts sound pressure levels under conditions favorable to sound propagation. The standard considers sound sources, receivers and factors that influence sound propagation: distance, screening by obstacles, ground effects, atmospheric absorption, source directivity, and reflection from surfaces. CadnaA software from DataKustik GmbH implements the standard and our acoustical model is based on this software and standard acoustical calculations.

Two sound ray reflections were used in the model to account for reflections from buildings and obstacles. The terrain surrounding the plant was modeled. We entered the essential acoustical features of the facility, such as significant obstructions and noise sources, into the program, as well as noise-sensitive receivers.

Atmospheric attenuation was based on conservative atmospheric conditions of 10°C, 70% relative humidity. We set the ground attenuation factor G at 1.0 for soft, porous ground; this factor can vary from 0.0 for sound-reflective water or concrete to 1.0 for soft, porous ground.

ISO 9613-2 specifies methods to calculate long-term average receiver sound levels under conditions favorable to sound propagation, namely downwind from the source or clear and calm nighttime conditions, to a distance of 1,000m/3,280 ft. There may be deviation between the CadnaA prediction and measured levels; however, in most cases, CadnaA will yield conservative results. The prediction uncertainty is much smaller than the uncertainty associated with source noise levels and actual meteorological conditions.

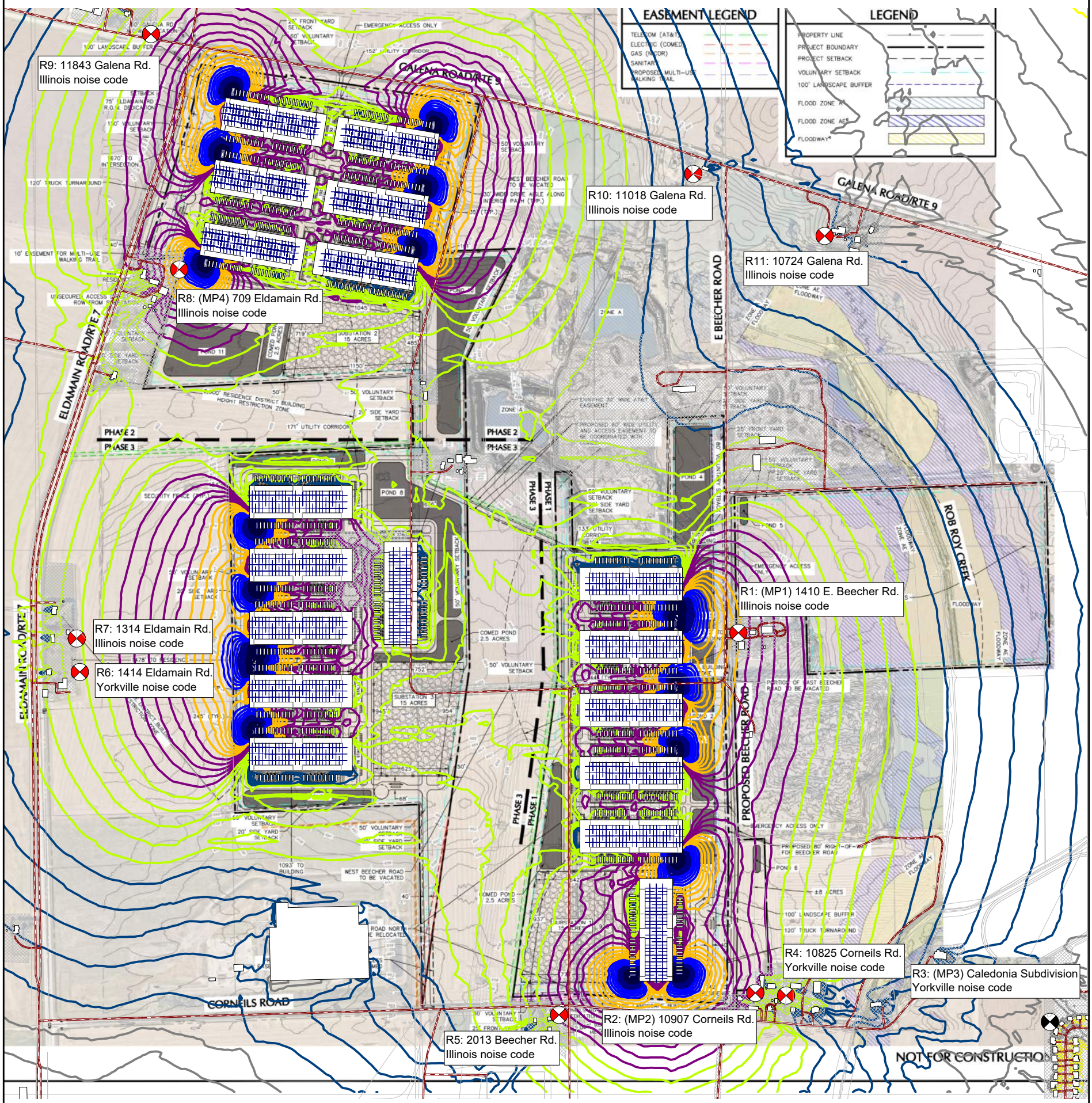

Figure 1. Prologis Project Steel Predicted Daytime Sound Levels

Standard Chillers, Standard Generators

Data in Table 5

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
Barrier
Bridge
Receiver
Calculation Area
Vertical Grid

Scale 1 : 8080
Units in meters
UTM Zone 16
Datum WGS84

Rev	Date
a	9/15/2025
0	8/11/25

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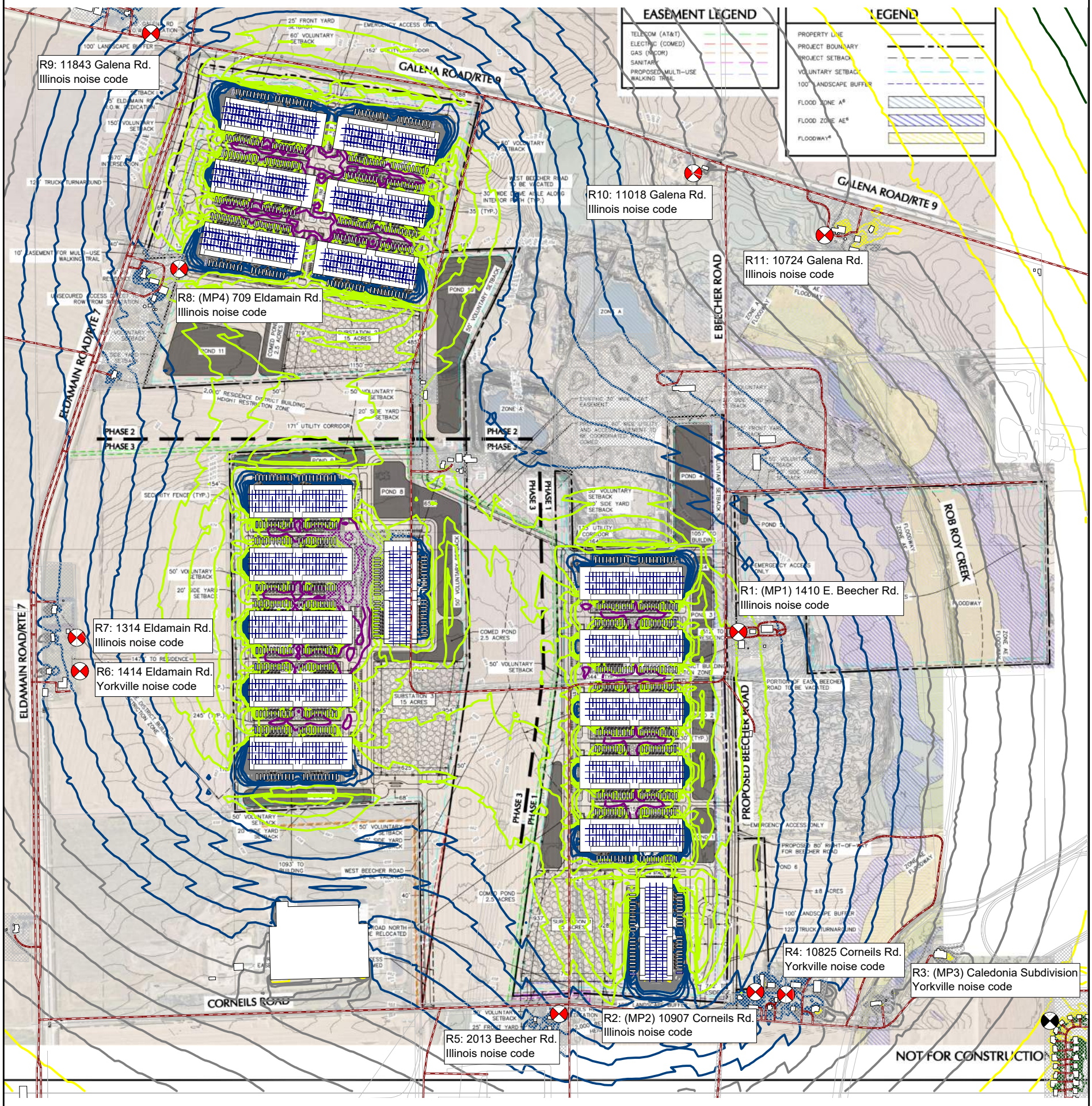

Figure 2. Prologis Project Steel Predicted Nighttime Sound Levels

Standard Chillers

Data in Table 5

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
Area Source
vert. Area Source
Road
Building
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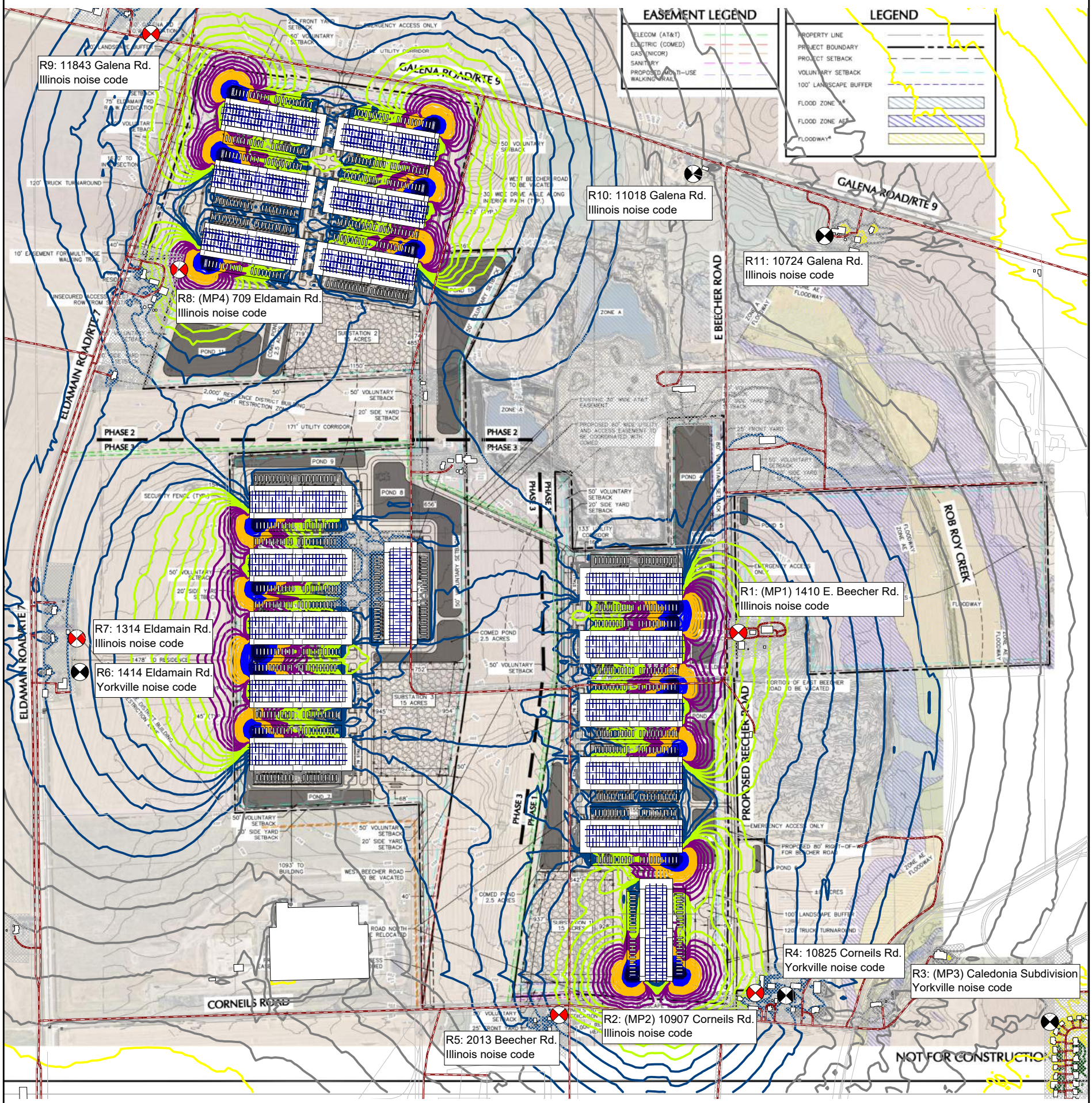

Figure 3. Prologis Project Steel Predicted Daytime Sound Levels

Barrier, Low Noise Chillers, Standard Generators

Data in Table 6

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
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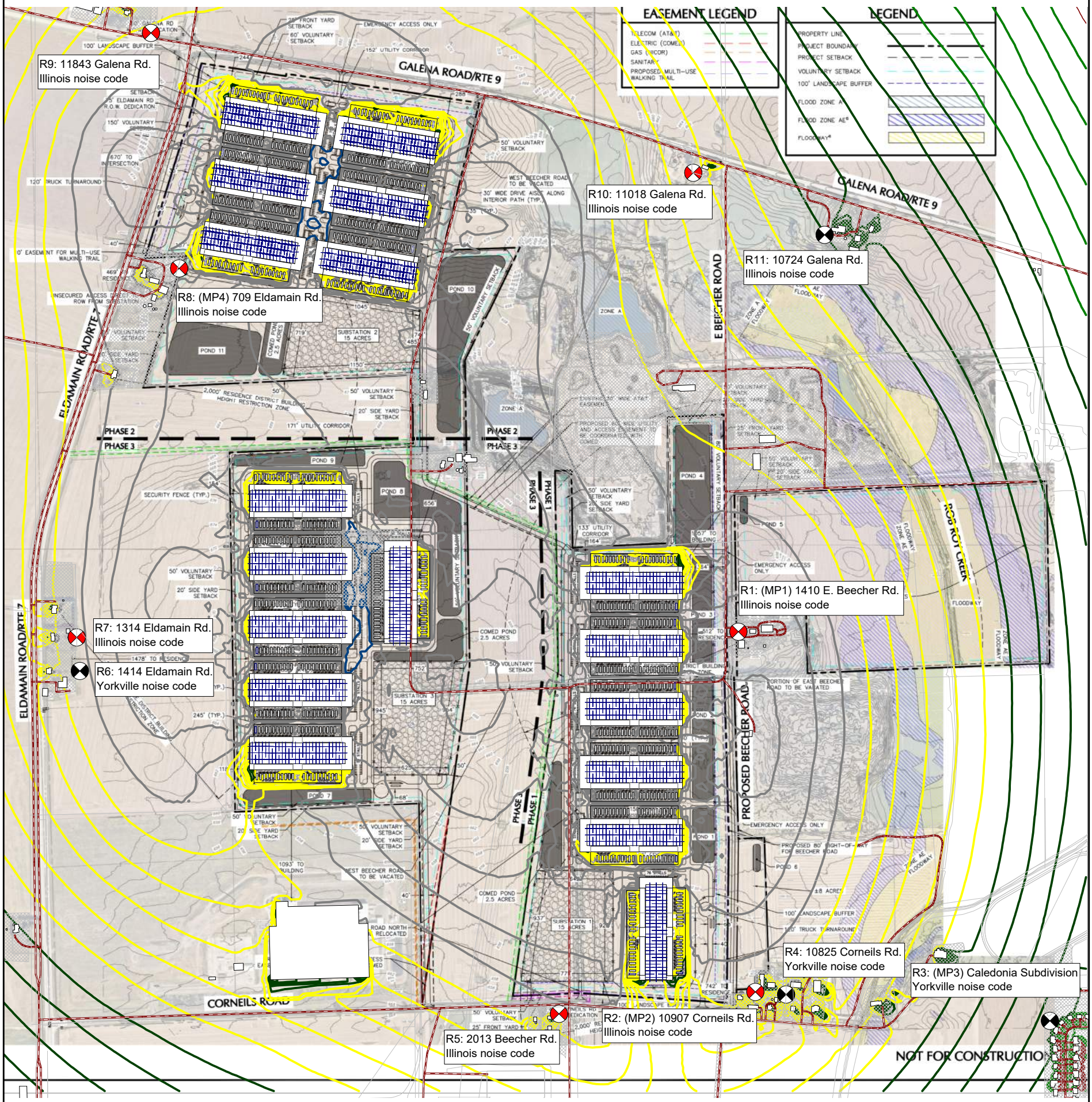

Figure 4. Prologis Project Steel Predicted Nighttime Sound Levels

Barrier, Low Noise Chillers

Data in Table 6

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
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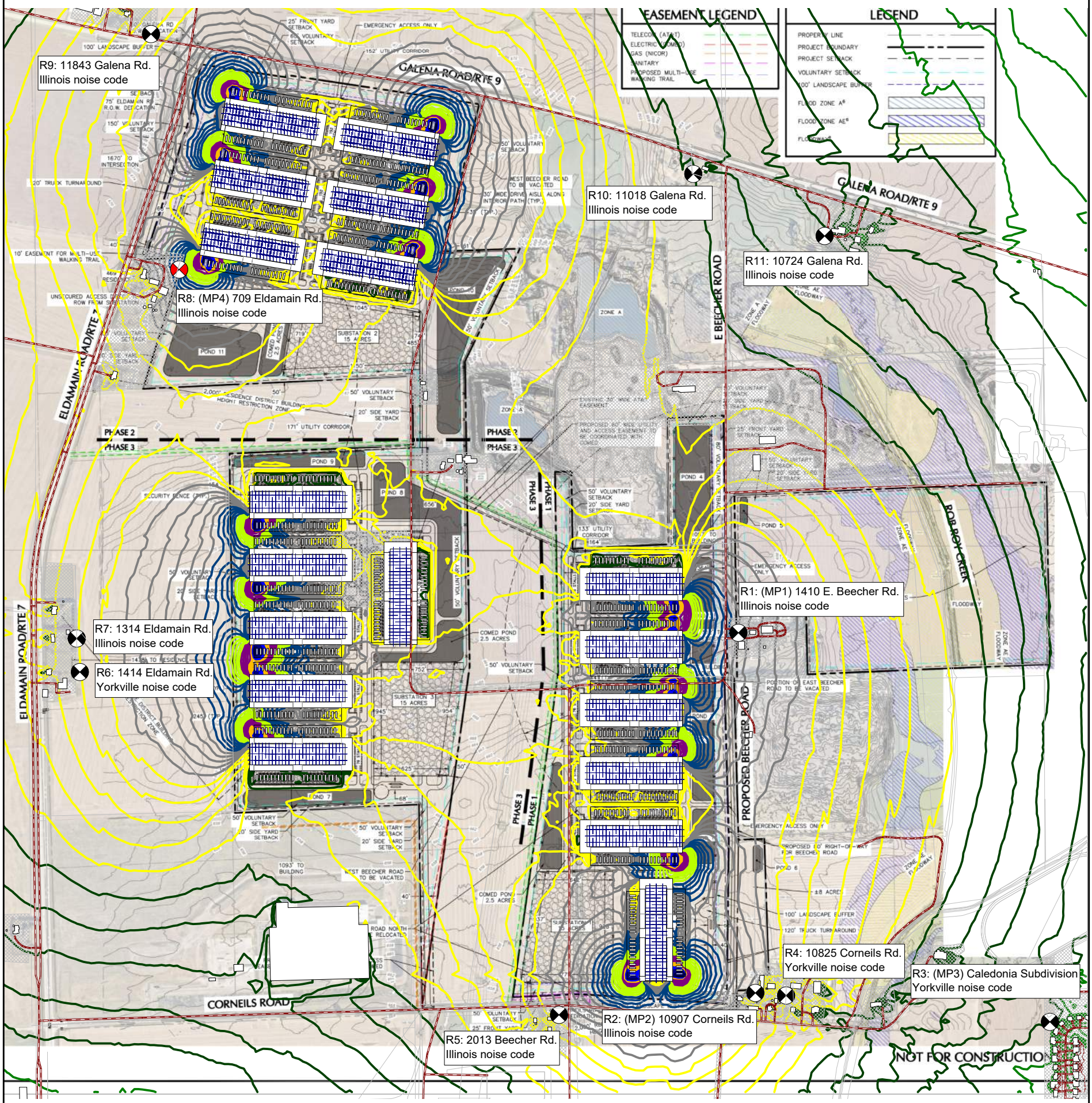

Figure 5. Prologis Project Steel Predicted Daytime Sound Levels

Barrier, Very Low Noise Chillers, Low Noise Generators

Data in Table 7

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

Point Source
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Building
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Receiver
Calculation Area
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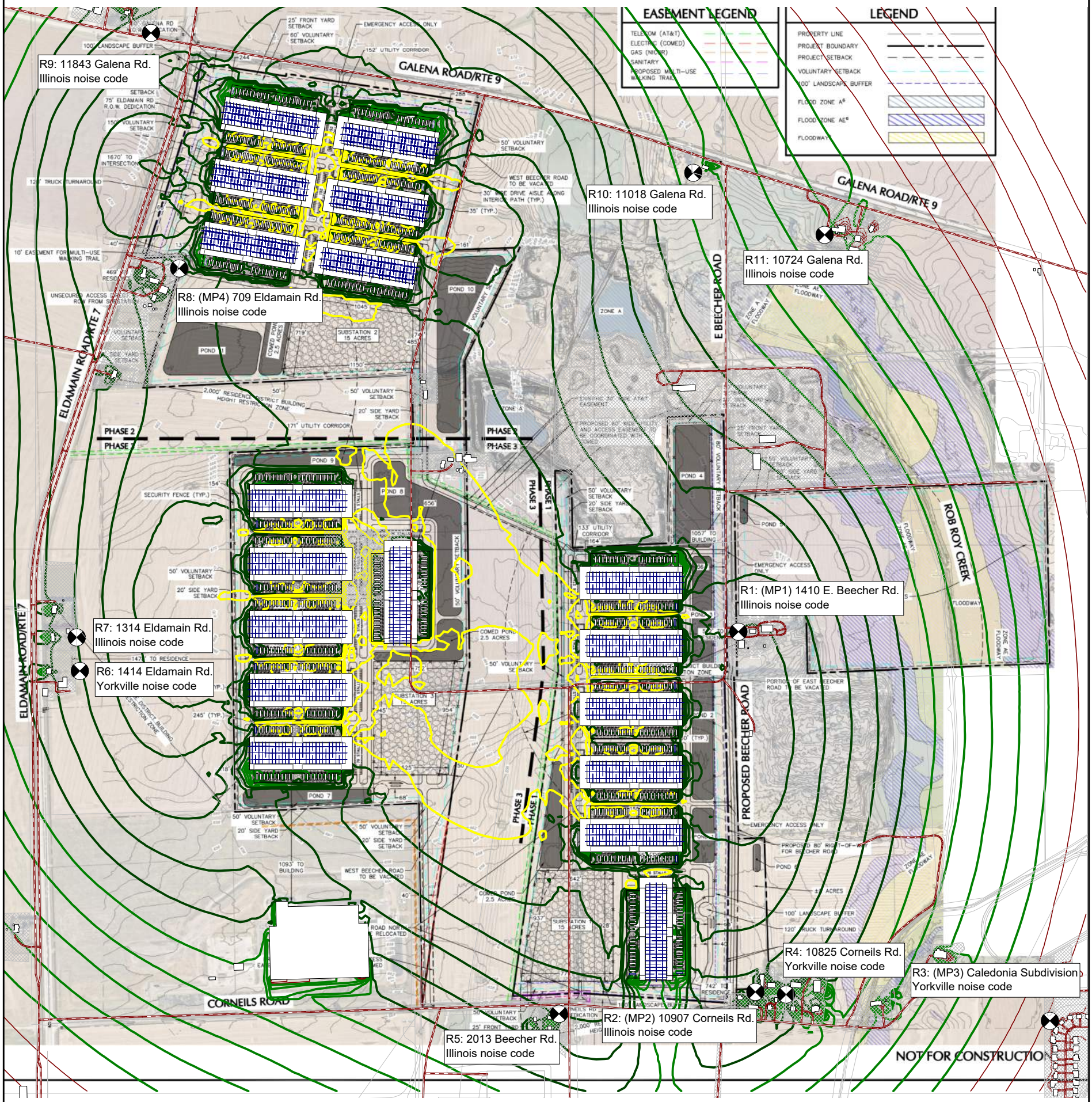

Figure 6. Prologis Project Steel Predicted Nighttime Sound Levels

Barrier, Very Low Noise Chillers

Data in Table 7

35 <= ... < 40 dBA
40 <= ... < 45 dBA
45 <= ... < 50 dBA
50 <= ... < 55 dBA
55 <= ... < 60 dBA
60 <= ... < 65 dBA
65 <= ... < 70 dBA
70 <= ... < 75 dBA
75 <= ... < 80 dBA
80 <= ... < 85 dBA
85 <= ... dBA

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Shiner Acoustics, LLC

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

September 18, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Response to Shiner Acoustic's Preliminary Sound Study Revision B

Prologis, L.P., is seeking approval from the United City of Yorkville for development of Project Steel, a 540-acre data center campus and on-site substation development. The City requested Project Steel to provide a preliminary sound study, which was provided on August 12, 2025 by Shiner Acoustics. We provided peer review comments on August 26, 2025, and received a response from Shiner on September 5, 2025. We provided additional comments on September 9, 2025, which resulted in updates to the Initial Sound Study. The following comments (in red) summarize the preceding discussion and our response to Revision B of the initial noise study, which was received on September 16, 2025:

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 (Caledonia Subdivision)

    The site noise survey measured sound levels at representative residential locations in each of the 4 compass directions for the appropriate durations.

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.

I. The computer model included generators and chillers, but did not include substation transformers, RTUs, AHUs, fans, cooling towers, or any other potential project noise sources. Project Steel has agreed that these will be included in the final model.

II. The Study notes that chiller third-octave band data was reviewed to ensure no prominent discrete tones. In the final noise study, this 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 and at the planned operating speeds. Project Steel has agreed.

III. The initial report did not state how many generators were considered to be operating at one time and where they are located, and the contour plots did not clearly show the generator sources. The revised report shows one generator operating per building, which is consistent with our expectations. The operational generator in each case is the one closest to the generator sound barrier wall. This may not be the generator that transmits the most noise to the neighbors, though, due to reduced barrier effectiveness at a distance, and a sensitivity study should be conducted as part of the detailed assessment.

IV. At a recent City Council meeting, the mayor requested that Project Cardinal provide neighborhood sound levels for the scenario where all generators operate simultaneously. Project Steel's September 9th letter (Figure 1, blackout prediction) includes these levels, but the September 16th Revision B report (Figure 2, daytime levels for one generator per building) shows higher sound levels at location R8 (highlighted in yellow), indicating an inconsistency that requires revision. The right column in Figure 1 presents predicted sound levels with all generators operating, while the "day" column in Figure 2 lists levels for a single generator. For reference, combining 43 identical sound sources theoretically increases the sound level by approximately 16 dB. This may vary slightly based on barrier geometry and source distances, but we do not expect it to be louder with one generator running than it is with 43. At the other receivers, the blackout scenario is 1-4 dB louder; again, this is a much smaller increase than we would expect.

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted		
		Day (chillers, generators)	Night (chillers)	Blackout (chillers, all generators)
Yorkville noise code	n/a	60	50	n/a
Illinois noise code	n/a	55	44	n/a
R1: 1410 E. Beecher Rd.	Illinois	52	52	65
R2: 10907 Corneils Rd.	Illinois	50	49	62
R3: Caledonia	Yorkville	41	41	53
R4: 10825 Corneils Rd.	Yorkville	49	49	60
R5: 2013 Beecher Rd.	Illinois	50	50	62
R6: 1414 Eldamain Rd.	Yorkville	50	50	60
R7: 1314 Eldamain Rd.	Illinois	50	50	60
R8: 790 Eldamain Rd.	Illinois	51	51	66
R9: 11843 Galena Rd.	Illinois	49	49	60
R10: 11018 Galena Rd.	Illinois	47	46	57
R11: 10724 Galena Rd.	Illinois	44	44	56

Figure 1: Table 1 from September 5th Letter – Blackout Prediction

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code	n/a	60	50
Illinois noise code	n/a	55	44
R1: 1410 E. Beecher Rd.	Illinois	64	52
R2: 10907 Corneils Rd.	Illinois	60	49
R3: Caledonia	Yorkville	50	41
R4: 10825 Corneils Rd.	Yorkville	58	49
R5: 2013 Beecher Rd.	Illinois	59	50
R6: 1414 Eldamain Rd.	Yorkville	58	50
R7: 1314 Eldamain Rd.	Illinois	57	50
R8: 790 Eldamain Rd.	Illinois	67	51
R9: 11843 Galena Rd.	Illinois	58	49
R10: 11018 Galena Rd.	Illinois	54	46
R11: 10724 Galena Rd.	Illinois	52	44

Figure 2: Table 6 from September 16th Report Revision B –

Daytime Represents One Generator Per Building

V. Project Steel has agreed that the final study will provide source heights, wall heights, and wall footprints. The necessary barrier heights will be demonstrated through the use of the computer modeling.

VI. The barrier description allows a few inches gap between the roof and the bottom of the sound walls. Shiner has agreed that the final study will address these gaps and their impact on barrier effectiveness.

VII. In addition to considering compliance with Yorkville's noise ordinance, Project Steel also considered compliance with Title 35 from Illinois Pollution Control Board (IPCB). However, the results for the mitigated case show one to six decibel exceedances in the 1 kHz and 2 kHz octave bands for the nighttime prediction and three to seven decibel exceedances for the daytime prediction. Shiner has stated that further mitigation strategies will be investigated in the final study to allow full compliance with IPCB standards.

3. **Issue report(s) to document the ambient measurements and initial modeling results.**

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. The analysis has been revised to sufficiently demonstrate that it is feasible for the project to comply with the Yorkville ordinance with the use of the mitigations planned to meet the Illinois ordinance (very low noise chillers, low noise emergency generators, and sound walls). In addition, the City may wish to request an update to the analysis be performed with all generators running at full load, for information purposes. Finally, the project should keep in mind that a more detailed analysis and report will be expected in the final study.

****END OF MEMORANDUM****

Preliminary Sound Study Findings

Project Steel Data Center Campus - Yorkville

Shiner Acoustics, LLC

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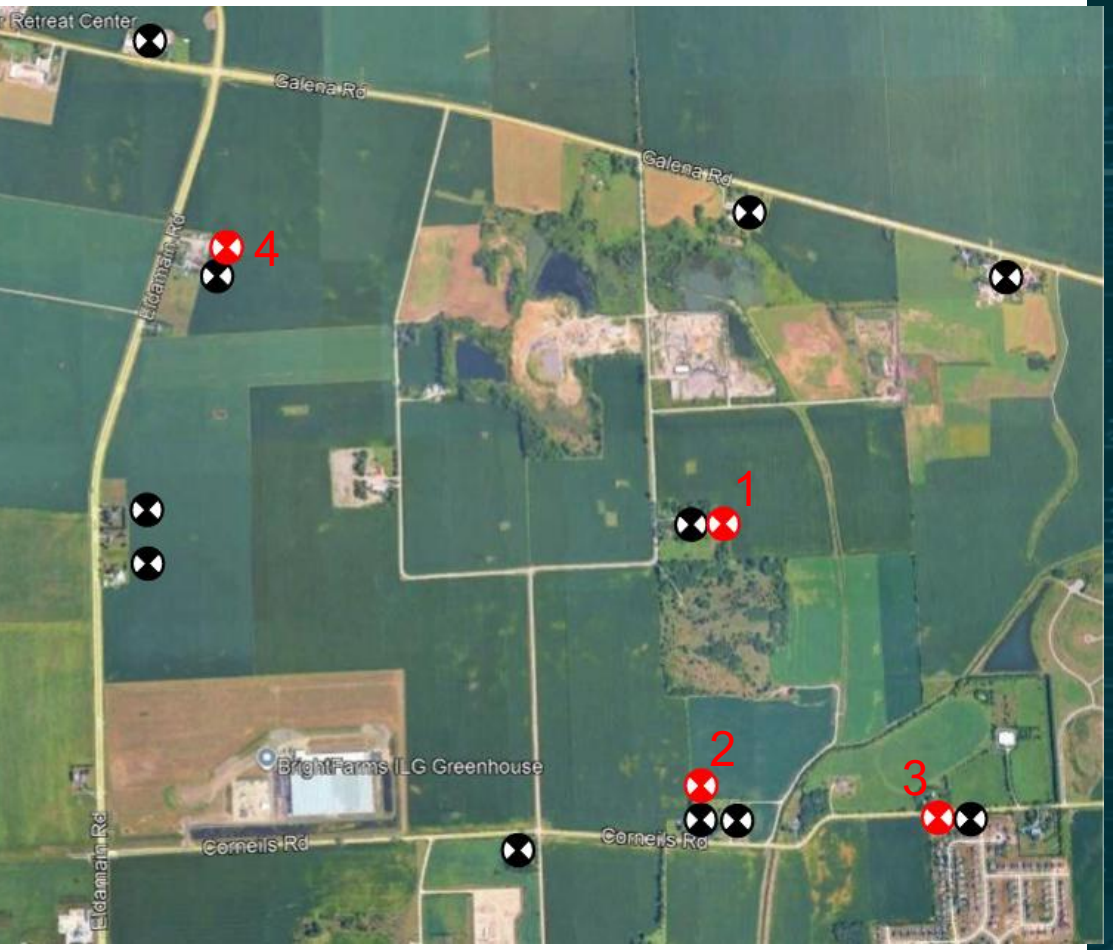
Shiner Acoustics, LLC

Preliminary Sound Study Findings

Sound Study Overview



Noise Receivers Sampling Locations

Measurements around the existing site near residences – 4 Locations

Background sound sources were identified and measured

Modeling to predict sound levels from future equipment

Outdoor chillers and emergency generators are expected to be new sources of noise

Summary of Background Sound Survey

- The soundscape was affected primarily by traffic

Location	Baseline Sound Level (L90, dB re 20µPa)		
	Lowest	Average	Highest
1	35	42	51
2	26	39	46
3	31	41	47
4	29	39	45

Local & State Ordinances

- Yorkville code limits sound levels at residential land uses
- Illinois code limits sound levels from commercial to residential land uses
- Both set day and night limits

Table 1. Yorkville Sound Level Limits

Time of Day	Receiving Property Land Use
	Residential
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA

Table 3. Illinois Noise Limits

	Sound Pressure Level (dB re 20 µPa)									
	Octave Band Center Frequency (Hz)									Awt*
	31.5	63	125	250	500	1k	2k	4k	8k	
Daytime (7:00 a.m. - 10:00 p.m.)	72	71	65	57	51	45	39	34	32	55
Nighttime (10:00 p.m. to 7:00 a.m.)	63	61	55	47	40	35	30	25	25	44

* A-weighted level provided for convenience; not limited by code

Modeling Assumptions

- 18 proposed buildings
- Each building will have:
  - 84 rooftop chillers, with 72 operating and 12 redundant
  - Chillers are available to meet several sound levels, from standard to ultra low noise
  - Chillers operate continuously during the day and night



Modeling Assumptions

- Each Building will have 44 Generators at Grade Level
- Emergency generators will have sound enclosures
- Enclosures are available to meet several sound levels
- Each generator will be operated for 30 minutes per month during the day







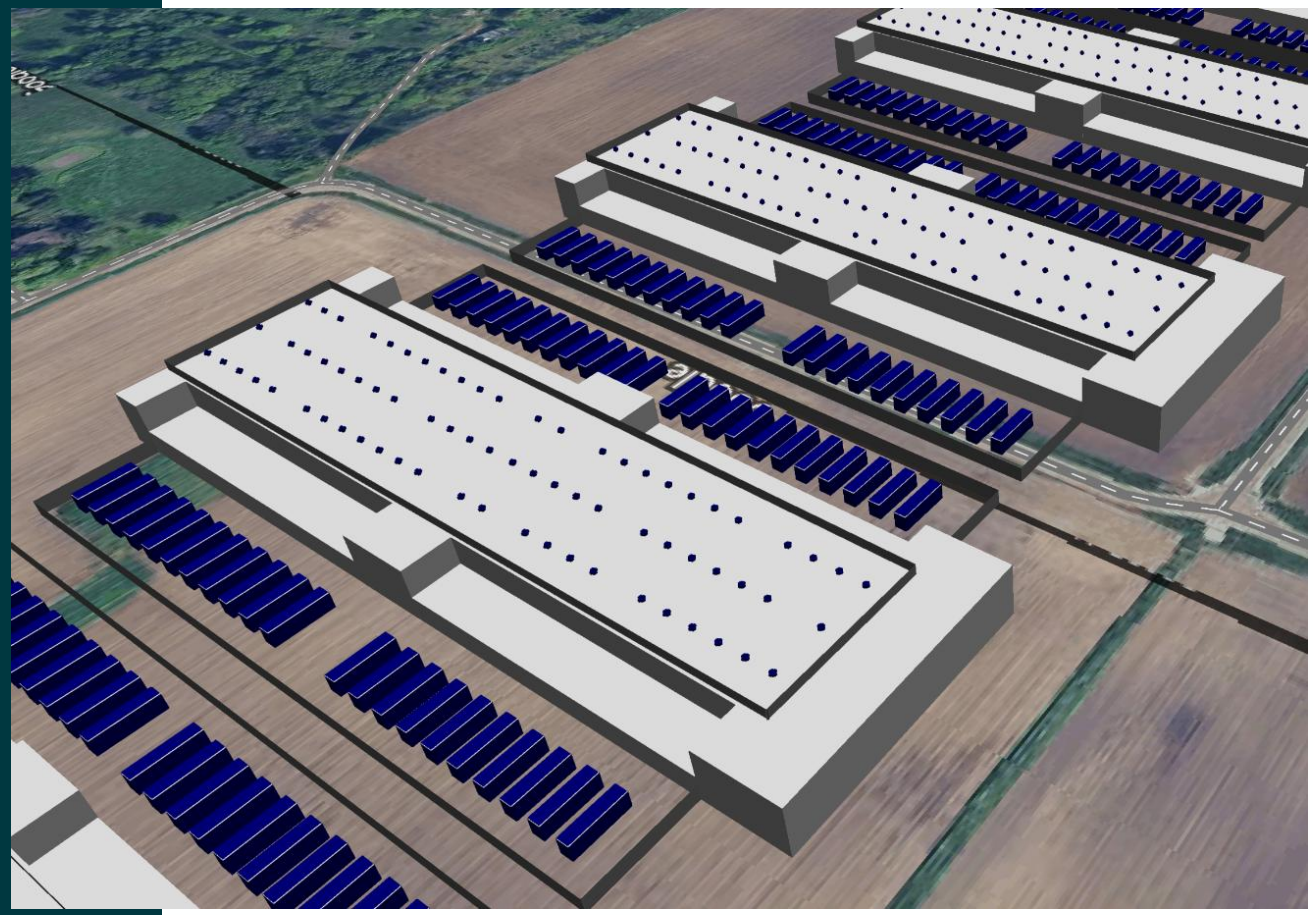
Model Assumptions

The facility will have other minor noise sources, which will be included in the final study:

- Rooftop units (RTUs) for ventilation
- Transformers located in each of three substations
- Any other equipment

Acoustical Model

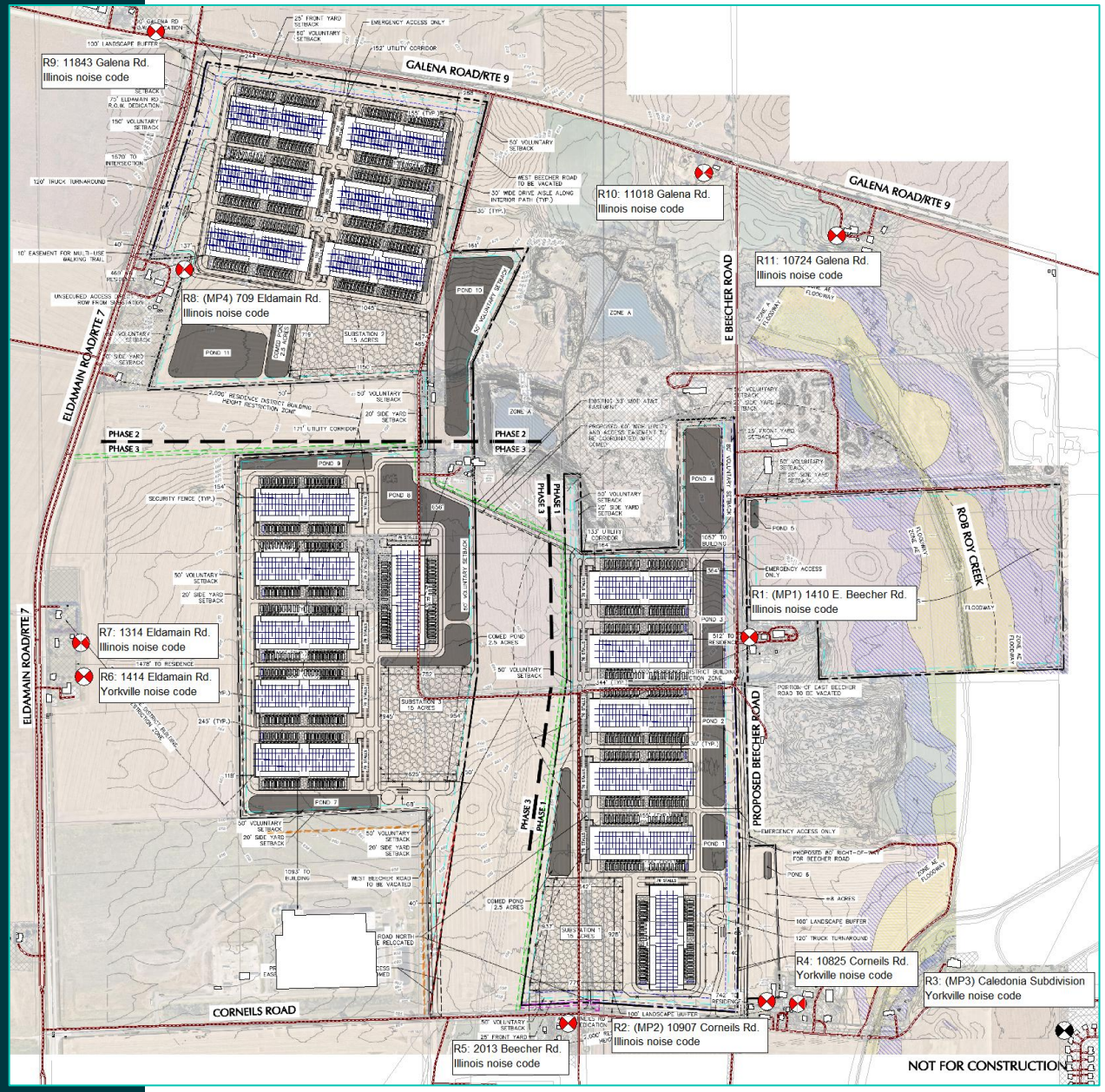
- Acoustical model of the facility includes:
  - Major sound sources, such as chillers
  - Obstacles, such as buildings and sound walls
  - Receivers



Preliminary Sound Study Findings

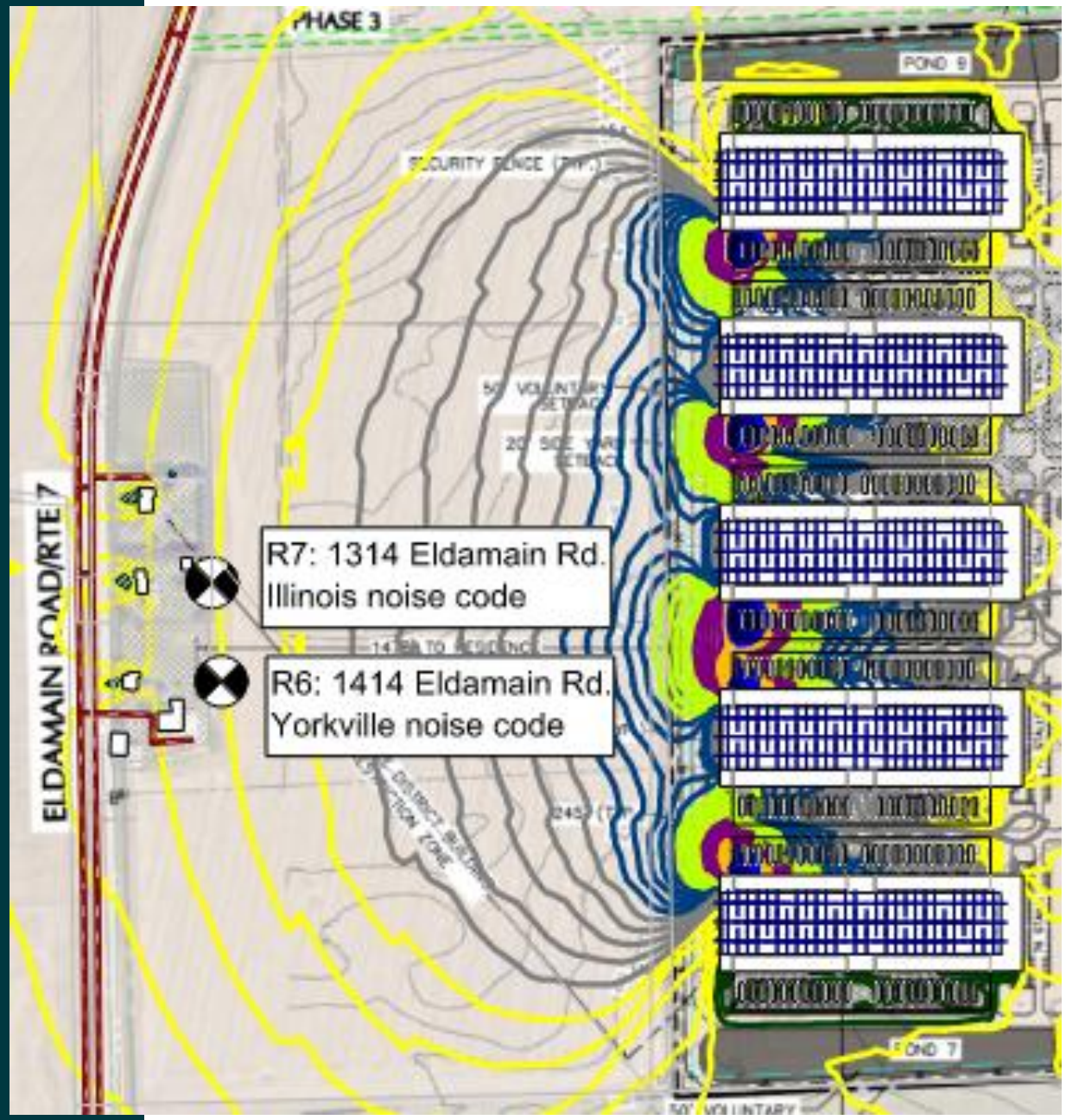
Acoustical Model

- Receivers: 11 residences surrounding the project
- 3 in Yorkville, 8 subject to Illinois noise code



Acoustical Model

- Acoustical model predicts sound levels



Modeling Results to Meet Yorkville and Illinois Codes

- Very low noise chillers
- Quieter generators
- Sound walls surrounding chillers and generators
- Complies with Yorkville & Illinois Code

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code		60	50
Illinois noise code		55	44
R1: 1410 E. Beecher Rd.	Illinois	47	44
R2: 10907 Corneils Rd.	Illinois	44	42
R3: Caledonia	Yorkville	34	33
R4: 10825 Corneils Rd.	Yorkville	42	41
R5: 2013 Beecher Rd.	Illinois	44	42
R6: 1414 Eldamain Rd.	Yorkville	43	42
R7: 1314 Eldamain Rd.	Illinois	43	42
R8: 790 Eldamain Rd.	Illinois	49	43
R9: 11843 Galena Rd.	Illinois	43	42
R10: 11018 Galena Rd.	Illinois	40	39
R11: 10724 Galena Rd.	Illinois	37	36



Future Study Requirements & Commitments

- This is a preliminary study based on the current design and the findings will be used to adjust the final design.
- A final study will be produced once the design is finalized and specific equipment has been selected to demonstrate compliance.
  - Final study will include additional minor sources of noise such as RTUs and transformers



Questions?

Thank You!

Project Steel Data Center Campus - Yorkville

Shiner Acoustics, LLC

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Peer Review of Project Steel's Initial Sound Study

Aimee Lalime, INCE Bd. Cert.
Senior Acoustic Consultant, Soundscape Engineering
September 23, 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 Steel: 540-acre data center campus proposed by Prologis L.P.
- 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

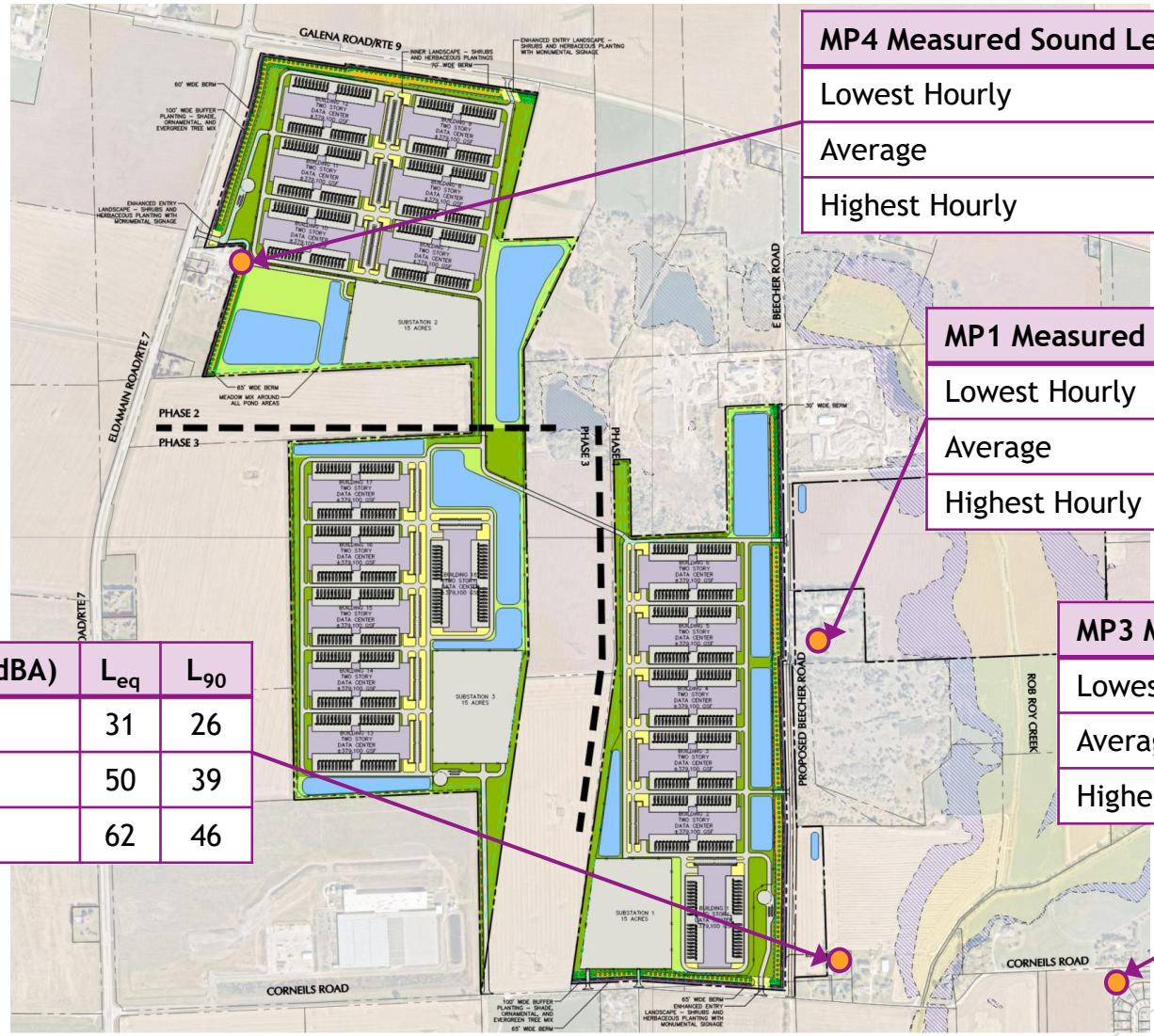
Initial Sound Study - Background

- A Project Steel initial sound study was conducted by Shiner Acoustics and issued on August 12th
- Soundscape provided two rounds of comments, which were largely addressed in the revised version submitted on September 16th
- 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 (Shiner Acoustics)



MP4 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Lowest Hourly	39	29
Average	48	39
Highest Hourly	56	45

MP1 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Lowest Hourly	38	35
Average	52	42
Highest Hourly	61	51

MP3 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Lowest Hourly	41	31
Average	54	41
Highest Hourly	63	47

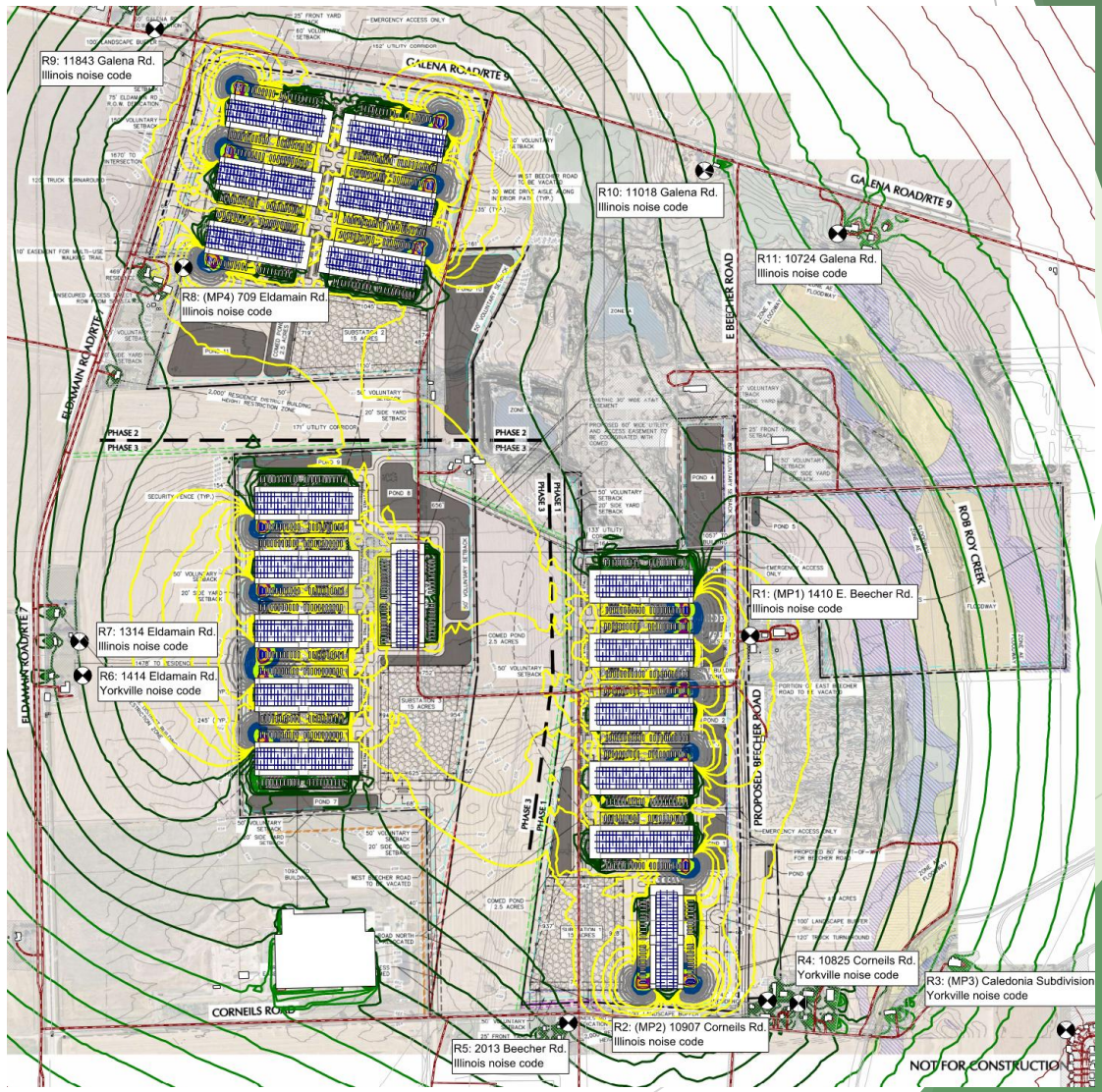
MP2 Measured Sound Levels (dBA)	L_{eq}	L_{90}
Lowest Hourly	31	26
Average	50	39
Highest Hourly	62	46

Results from Initial Study Produced by Petitioner's Acoustic Consultant (Shiner Acoustics)

- Sources included representative non-tonal chillers and generators (transformers and RTUs to be included in the detailed study)
- Mitigations may include low-sound chillers, low-sound generator, and barriers
- Initial model results show it is possible to meet 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, low-noise chillers, and low-noise emergency generators
- 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 Steel 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