



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

## PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, July 9, 2025

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

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

Roll Call:

Previous meeting minutes: June 11, 2025

Citizen's Comments

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### Public Hearings

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

### Unfinished Business

### New Business

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

### Action Items

Rezone, PUD & Preliminary PUD Plan



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

**Action Item**

Final Plat

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

**Action Item**

Final Plat

**Additional Business**

**1. City Council Action Updates**

- a. **PZC 2025-05 United City of Yorkville**, petitioner, is proposing to amend Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance. The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements.

**Action Item**

Text Amendment

- b. **PZC 2025-09 Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner)**, petitioners, are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow for a commercial solar energy facility on land located between 9417 and 9221 Corneils Road in unincorporated Kendall County within 1.5 miles of a municipality without an annexation agreement.

**Action Item**

1.5 Mile Review

**Adjournment**



**PLANNING & ZONING COMMISSION**

**City Council Chambers  
651 Prairie Pointe Drive, Yorkville, IL  
Wednesday, June 11, 2025 7:00pm**

**Meeting Called to Order**

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

**Roll Call**

Ryan Forristall-yes, Seaver Tarulis-yes, Michael Crouch-yes, Chad Green-yes,  
Richard Vinyard-yes, Danny Williams-yes

Absent: Marge Linnane

**City Staff**

Krysti Barksdale-Noble, Community Development Director  
Sara Mendez, Planner1  
David Hansen, Senior Planner  
Megan Lamb, City Attorney  
Lynn Dubajic Kellogg, City Consultant

**Other Guests**

Chris Vitosh, Vitosh Reporting Service	George Ostreko
Daniel J. Gorman, Enterprise Energy	Judy (via Zoom)
Debbie (via Zoom)	Ed Schultz
Syung Paik, Graceland LLC	Heh Paik, Graceland LLC
Vijay Gupta, landowner	Sameer Gupta, landowner

**Previous Meeting Minutes May 14, 2025**

Motion by Mr. Williams and second by Mr. Crouch to approve the minutes as presented. Roll call: Tarulis-yes, Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Forristall-yes. Carried 6-0

**Citizen's Comments** None

**Amendment:**

Chairman Vinyard made a motion for an amendment to move New Business item #2, PZC 2025-09 Daniel J. Gorman, following the Citizen's Comments. Commissioner Williams seconded. Roll call: Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes. Carried 6-0

**New Business :**

- 2. PZC 2025-09 Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner),** petitioners, are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow for a commercial solar energy facility on land located between 9417 and 9221 Corneils Road in unincorporated Kendall County within 1.5 miles of a municipality without an annexation agreement.



Senior Planner David Hansen reported on this request. He said it is a 1.5 mile review for a proposed solar facility without an annexation agreement on this 37-acre parcel, that is currently used as farmland. It is bordered by unincorporated residential property on 3 sides. Mr. Hansen said there would be 12,100 solar panels with a 6-foot tall fence. Mr. Hansen gave background of a previous request and the reasons it was denied at that time. In 2025, the city recommended the petitioner go through Kendall County to proceed without an annexation agreement. If the county approves of this request, the city Comp Plan will need to be amended. He said Kendall County zoning has issued a neutral position on the project.

Commissioner Williams asked what type of buffer would be used. Mr. Dan Gorman said 2 rows of trees would be used and the area to the south would be planted in grass or be farmed. The neighbors want to keep it as green space. He said all neighbors gave a favorable response and Bristol Township gave a unanimous positive approval.

Mr. Gorman asked to make some comments about the project. He said only 20 acres would be used as the solar field and there is a setback of 500 feet and only 50 feet is needed. It is well screened with trees and not suited for residential or other development because it is mostly wet. He added that community solar requires capacity with existing lines and it is only a temporary use of the land (35 years) and will return to ag when done.

#### **Action Item**

##### **1.5-mile Review**

A motion was made and seconded by Commissioners Williams and Forristall, respectively to approve this review. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petition 25-04 by Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner), seeking a special use permit for a commercial solar energy facility and variance to allow a commercial solar energy facility on land within 1.5 miles of a municipality without an annexation agreement consisting of one (1) parcel totaling ~37.03 acres, the Planning and Zoning Commission recommends the City Council to approve the request.

Roll call: Green-yes, Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-nay, Crouch-yes.

Motion carried: 5 yes and 1 no.

#### **Public Hearings**

Chairman Vinyard said there was one Public Hearing scheduled tonight--PZC 2025-08 Pioneer Development, Cardinal. The Economic Development must review these requests first and provide feedback to this Commission. The June 3<sup>rd</sup> EDC meeting was canceled due to lack of quorum. Mr. Vinyard said because of this, the Public Hearing would be opened, continued to July 9<sup>th</sup> and then closed. No presentation was made tonight by the developer and no audience participants spoke.

Chairman Vinyard entertained a motion to open the Hearing PZC 2025-08. At approximately 7:14pm a motion was made and seconded by Mr. Williams and Mr. Tarulis, respectively, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes, Crouch-yes, Green-yes. Carried 6-0.

Mr. Williams moved to continue the Public Hearing for PZC 2025-08 Pioneer, to July 9<sup>th</sup> and Mr. Crouch seconded. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Tarulis-yes, Crouch-yes, Green-yes. Carried 6-0.



**Unfinished Business** None

**New Business**

1. **PZC 2025-08 Pioneer** was continued.

**Additional Business**

1. **City Council Action Updates**

- a. **PZC 2025-04 Text Amendment** on city code, was approved.
- b. **PZC 2025-05 Text Amendment** for data center developments was continued to June 24<sup>th</sup>.

Ms. Noble also presented an informational card pertaining to the Kendall County update of their Comprehensive Plan. Workshops were listed so the public could attend.

**Adjournment**

There was no further business and the meeting was adjourned at 7:17pm on a motion by Mr. Williams and second by Mr. Crouch. Unanimous voice vote approval.

Respectfully submitted by  
Marlys Young, Minute Taker



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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

651 Prairie Pointe Drive  
Yorkville, Illinois

Wednesday, June 11, 2025  
7:00 p.m.



1       PRESENT:

2               Mr. Rich Vinyard, Chairman,  
3               Mr. Danny Williams, Commissioner,  
4               Mr. Ryan Forristall, Commissioner,  
5               Mr. Michael Crouch, Commissioner,  
6               Mr. Chad Green, Commissioner,  
7               Mr. Seaver Tarulis, Commissioner.

8  
9       ALSO PRESENT:

10              Ms. Krysti Barksdale-Noble, Community  
11              Development Director;  
12              Ms. Sara Mendez, Senior Planner;  
13              Ms. Marlys Young, Minute Taker.



1 APPEARANCES:

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

4 BY: MS. MEGAN LAMB  
5 1804 North Naper Boulevard, Suite 350  
6 Naperville, Illinois 60563  
7 (630) 682-0085

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

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1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing, commencing  
4 at 7:02 p.m. as follows:)

5 CHAIRMAN VINYARD: Moving on to public  
6 hearings, there is one public hearing tonight --  
7 scheduled for tonight's Planning and Zoning  
8 Commission meeting.

9 A public hearing for the Project  
10 Cardinal rezoning, special use PUD and  
11 preliminary PUD plan is on tonight's agenda;  
12 however, per City Code, the Economic Development  
13 Committee must first review the proposal and  
14 provide feedback to the Commission.

15 Due to the cancellation of the  
16 June 3rd EDC meeting due to lack of quorum, that  
17 step could not be completed at this time. As a  
18 result, tonight's public hearing will be opened  
19 and then continued to the July 9th meeting. No  
20 presentation will be made tonight by the  
21 developer.

22 If you are a member of the public at  
23 tonight's meeting for Project Cardinal, we  
24 encourage you to reserve your public comments



1 after the presentation at the July meeting;  
2 however, if you wish to provide public comment  
3 tonight, you will still be permitted to do so.

4 Are there any persons wishing to  
5 speak tonight?

6 (No response.)

7 CHAIRMAN VINYARD: Okay. So may I have  
8 a motion to open the public hearing on Petition  
9 PZC 2025-08, Pioneer Development, LLC?

10 COMMISSIONER WILLIAMS: So moved.

11 COMMISSIONER TARULIS: Second.

12 CHAIRMAN VINYARD: Have a roll call vote  
13 on the motion?

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 COMMISSIONER WILLIAMS: Yes.

18 MS. YOUNG: Forristall.

19 COMMISSIONER FORRISTALL: Yes.

20 MS. YOUNG: Tarulis.

21 COMMISSIONER TARULIS: Yes.

22 MS. YOUNG: Crouch.

23 COMMISSIONER CROUCH: Yes.

24 MS. YOUNG: And Green.



1 COMMISSIONER GREEN: Yes.

2 CHAIRMAN VINYARD: Very good. May I  
3 have a motion to continue the public hearing on  
4 PZC 2025-08, Pioneer Development, LLC, to the  
5 July 9, 2025 Planning and Zoning Commission  
6 meeting at 7:00 p.m.?

7 COMMISSIONER WILLIAMS: So moved.

8 COMMISSIONER CROUCH: Second.

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

11 MS. YOUNG: Yes. Vinyard.

12 CHAIRMAN VINYARD: Yes.

13 MS. YOUNG: Williams.

14 COMMISSIONER WILLIAMS: Yes.

15 MS. YOUNG: Forristall.

16 COMMISSIONER FORRISTALL: Yes.

17 MS. YOUNG: Tarulis.

18 COMMISSIONER TARULIS: Yes.

19 MS. YOUNG: Crouch.

20 COMMISSIONER CROUCH: Yes.

21 MS. YOUNG: And Green.

22 COMMISSIONER GREEN: Yes.

23 CHAIRMAN VINYARD: Okay.

24 (Which were all the



1 proceedings had in the  
2 public hearing,  
3 concluding at 7:16 p.m.)

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

3 IN WITNESS WHEREOF, I do hereunto set my  
4 hand at Leland, Illinois, this 25th day of June,  
5 2025.

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8 /s/ Christine M. Vitosh

9 CHRISTINE M. VITOSH,  
10 Illinois C.S.R. Certificate  
11 No. 084-02883  
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## PZC - Public Hearing - June 11, 2025

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## -PZC - Public Hearing - June 11, 2025

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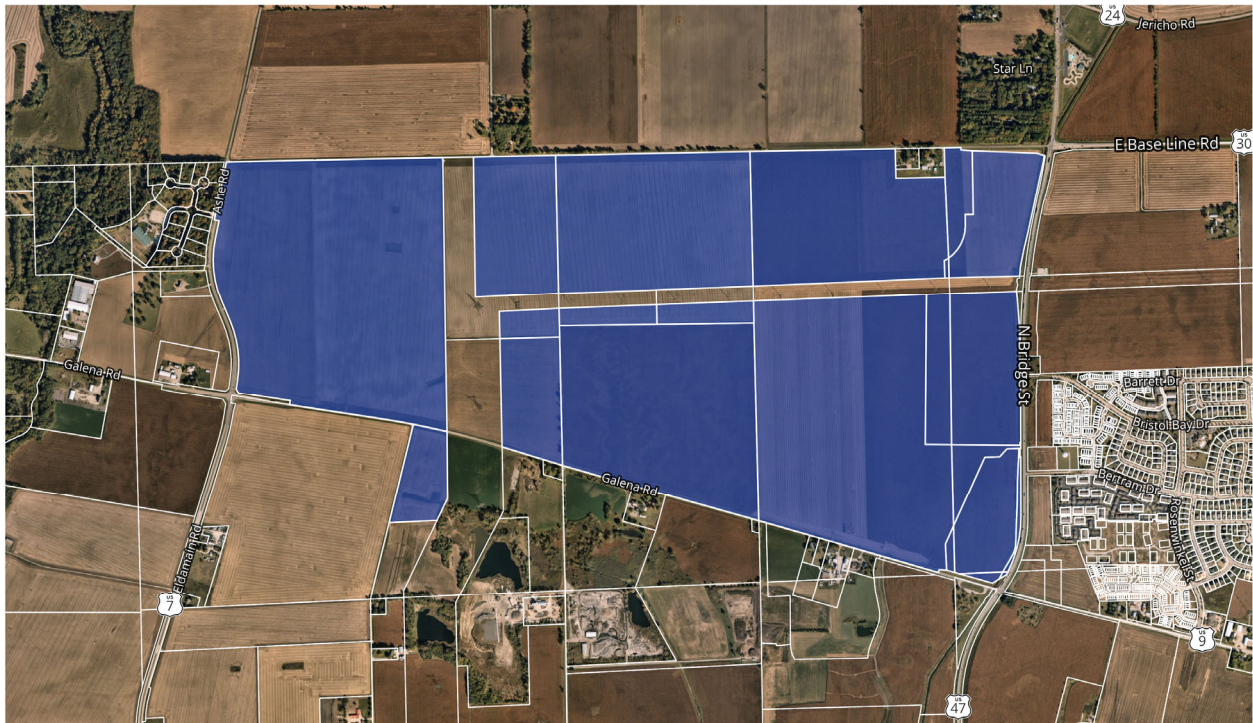


# Memorandum

To: Planning & Zoning Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Sara Mendez, Senior Planner  
David Hansen, Senior Planner  
Date: July 3, 2025  
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**  
Proposed Data Center Campus & On-Site Substation/Switchyard Development

## REQUEST SUMMARY:

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



## **PROJECT CARDINAL - DATA CENTER**

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



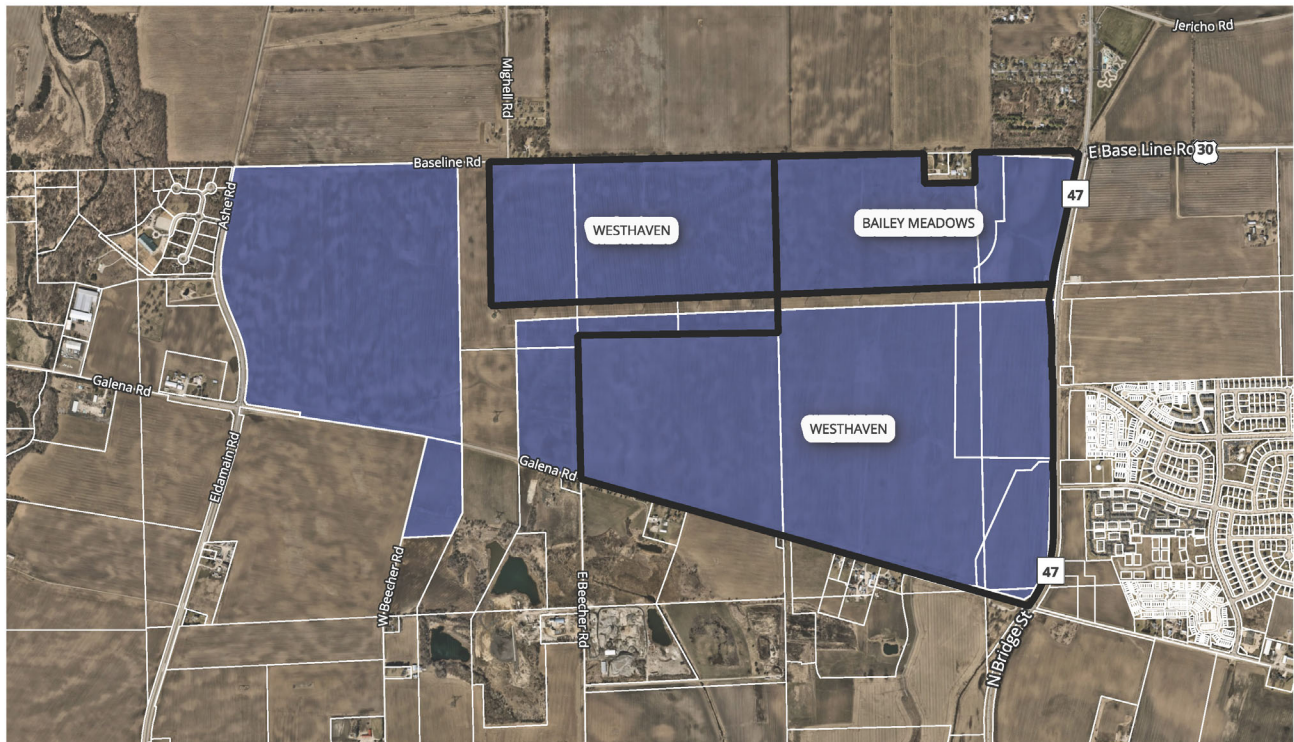
## PROPERTY BACKGROUND:

The subject property consists of twenty-one (21) parcels of varying sizes, ranging from one-tenth (0.1) of an acre to approximately 300 acres, generally located northwest of Route 47 and Galena Road, south of



Baseline Road, and east of Ashe Road. With a total area of approximately 1,037 acres, the property has two (2) existing Annexation/Planned Unit Development Agreements within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described and illustrated below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement (Expired 7/13/24)	Single Family	189
			Res. 2006-43 Prelim. Plan Approval (Expired 7/13/07)	Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement (Expires 9/27/25)	SF Age-Restricted	568
			Ord. 2006-132 Amend. Annex. & PUD Agreement	DU Age-Restricted	244
			Res. 2007-54 Prelim. Plan & Plat Approval (Expired 10/23/08)	Single Family	484
TOTAL		736 ac.	TOTAL		1638



## EXISTING PUD'S

United City of Yorkville, Illinois  
Date: April 15, 2025  
Data: Kendall County



The underlying zoning for both the Bailey Meadows and Westhaven developments includes R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District. Together, these two developments account for approximately 70% of the overall

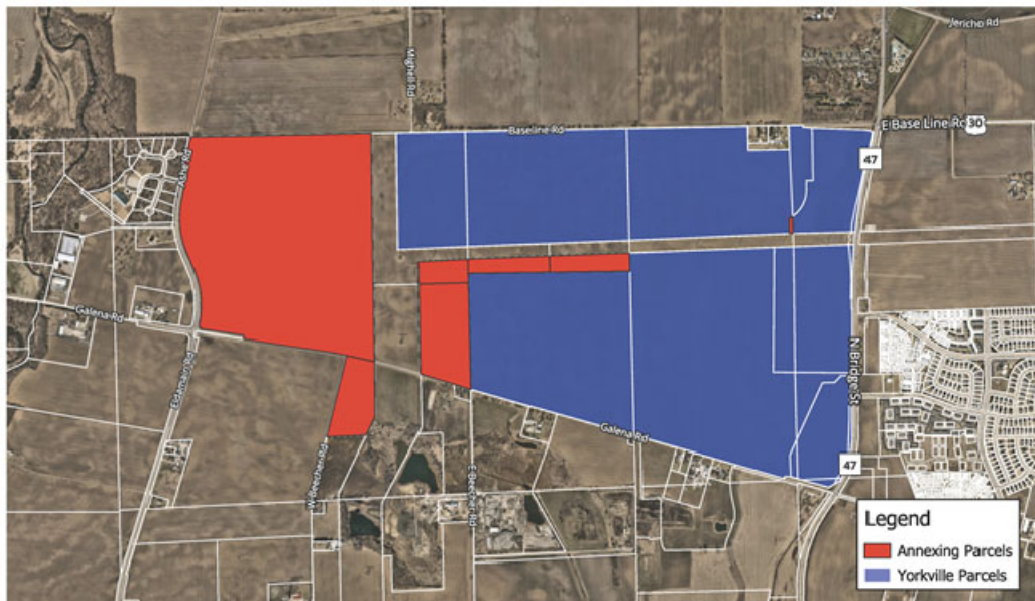


subject area, resulting in a projected “loss” of about 1,638 future dwelling units. Additionally, it is important to note that the Westhaven development still operates under an active Annexation Agreement, which would be effectively repealed or overridden by the approval of any subsequent planned unit development (PUD) agreement.

### **PROPOSED ANNEXATION:**

The subject property for the proposed data center campus consists of seven (7) unincorporated parcels totaling 305 acres, as highlighted below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89		CITY OF YORKVILLE
02-05-200-007	0.34	SANJAY & SAMEER GUPTA	UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
<b>TOTAL</b>	<b>1037.41</b>		



### **PROJECT CARDINAL - ANNEXING PARCELS**

United City of Yorkville, Illinois  
Date: April 21, 2025  
Data: Kendall County





The petitioner is requesting to rezone all twenty-one (21) parcels within the subject area to the M-2 General Manufacturing District. In accordance with Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city is automatically classified as R-1 Single-Family Suburban Residential District; therefore, the petitioner seeks to rezone the seven (7) unincorporated parcels proposed for annexation directly to the M-2 District.

Additionally, the petitioner is requesting to rezone the existing parcels within the Bailey Meadows and Westhaven developments—currently zoned R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District—to the M-2 General Manufacturing District as well.

It is important to note that four (4) parcels are **not included** in the current annexation petition but are part of the overall data center campus site plan. These include two (2) unincorporated residential parcels with existing homes located south of Baseline Road, identified as PIN #02-05-200-004 (Maldonado) and PIN #02-05-200-001 (Rakas), as well as two (2) sliver parcels along IL Route 47 owned by the Schramms, identified as PIN #02-04-100-014 and PIN #02-04-100-009. The petitioner has indicated that they are actively negotiating with the owners of these parcels. However, no facilities are planned to be constructed on them, and they are not essential to the development or operation of the data center. Should the petitioner acquire ownership of any of these parcels in the future, a separate annexation petition will be submitted.

### **PROPOSED REZONING:**

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

Although the UDO does not specifically identify “utility switchyard” as a listed use, Section 10-3-12(A)(5) allows the Zoning Administrator to determine if an unlisted use is substantially similar to a listed use and treat it accordingly. Since a utility switchyard is generally defined as a type of substation that operates at a single voltage level without transformers, staff considers it substantially similar to an electric substation, and therefore a permitted use in the M-2 District.

Additionally, one parcel located south of Galena Road (Parcel No. 02-06-400-001), totaling 17.75 acres, may be used for a future water utility expansion area, possibly for public water storage, which is also a permitted use within the M-2 zoning classification. Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.

The following are the current zoning and land uses immediately surrounding the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County)	Farmland
	Baseline Road (Rte. 30)	Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3)	Farmland (Schramm)
	B-3 General Business District	Farmland (Northgate Commercial)
	R-3 Multi-Family Attached Residence District	Bristol Bay Subdivision
	N. Bridge Street (Rte. 47)	Transportation Land Use
South	A-1 Agricultural District (Kendall County)	Farmland
	M-1 Manufacturing (Kendall County)	Vacant Farmland
	R-2 Single-Family Traditional Residence District	Residential/Outbuilding Land Use
	A-1 Agricultural District (Special Use)	Farmland (Yorkville Renewables Solar)
	Galena Road	Transportation Land Use



West	A-1 Agricultural District (Kendall County)	Farmland
	RPD-1 (Kendall County)	Residential/Equestrian Land Use
	Ashe Road	Transportation Land Use

### **PLANNED UNIT DEVELOPMENT (PUD):**

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

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

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

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

### **PROPOSED PRELIMINARY PUD PLAN:**

The Project Cardinal site plan, as illustrated on the following page, has evolved slightly from the originally submitted site plan to address feedback from staff, neighboring residents, and the Economic Development Committee when it was introduced at the May 6<sup>th</sup> meeting as an informational item. The revised plan, dated May 30, 2025, outlines a large-scale data center campus spanning approximately 1,037 acres consisting of fourteen (14) two-story data center buildings, two (2) customer substations, one (1) utility switchyard, and multiple stormwater management basins strategically placed throughout the site. The layout includes designated utility corridors and drainage channels to manage site infrastructure and stormwater flow. A security fence surrounds the campus, with 20–25-foot setbacks along the perimeter. A separate area in the southwest corner is reserved for a future potential water utility expansion area. Vehicular access and internal circulation are supported by drive aisles and parking areas, while landscaped buffers and transition zones are integrated for screening and sound mitigation. Residential protection zones and proximity to adjacent neighborhoods are also indicated on the proposed preliminary PUD site plan.

Four (4) data center buildings (#1–4) are clustered in the northwest portion of the property, just east of Ashe Road. Eight (8) buildings (#5–12) are positioned east of the utility switchyard and substation, forming two linear rows running parallel through the central portion of the site. The final two (2) buildings (#13–14) are located along the southeastern portion of the property fronting Galena Road. Parking is located adjacent to each building, and the layout includes drainage channels and utility corridors to support infrastructure needs. Finally, the data center plan has been updated to have three (3) primary access points: two (2) along Galena Road, and one (1) off of Baseline Road. There will also be



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





### **PHASING OF DEVELOPMENT:**

The petitioner plans to develop the subject property in three (3) phases over an estimated ten-year period, progressing from west to east. Phase 1 will include Buildings #1–4 along with a utility switchyard and detention pond. Phase 2 will consist of Buildings #8–14, a substation, and two detention ponds. Phase 3 will complete the development with Buildings #5-7, a third substation and additional detention ponds. As outlined in the Project Cardinal narrative, each building is anticipated to become operational within 24 months of its groundbreaking.

### **REQUESTED PUD DEVIATIONS:**

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

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

<b>BUILDING SETBACKS</b>	<b>REQUIRED MINIMUM SETBACKS M-2 DISTRICT</b>	<b>PROPOSED MINIMUM SETBACKS SITE PLAN*</b>
FRONT YARD (Galena Road)	25’	25’
SIDE/CORNER YARD (N. Bridge Street/IL Rte. 47 & Ashe Road)	Min. 10% of lot/Max. 20’	20’
REAR YARD (Baseline Road)	0’	0’

The petitioner is requesting that building setbacks apply only to the overall boundary of the subject property, rather than to each individual building within the site. For purposes of establishing perimeter setbacks, the petitioner proposes designating Galena Road as the front yard, Ashe Road and N. Bridge Street (IL 47) as side or corner side yards, and Baseline Road as the rear yard. Although the M-2 District bulk regulations do not mandate a rear yard setback—and the petitioner’s data table reflects a zero-foot rear setback—the nearest proposed building will be set back well over 100 feet from any adjacent property line due to the inclusion of a required landscape buffer.

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

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

**The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development but has indicated the data center**



campus will not utilize battery storage related uses which are currently permitted in the M-2 District. Staff recommends granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of 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.

3. *Maximum Building Height* - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed, buildings will not exceed 55' to top of structure and 78' to top of rooftop equipment.

Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. Additionally, staff recommends rooftop mechanical equipment only be allowed within this buffer subject to approval by City Council. The petitioner has objected to the staff recommended maximum height of 70 feet within the 1,500-foot buffer to nearest residential structure.

It is important to note that, based on the petitioner's site plan, the buffer restriction appears to impact Buildings #1, 2, 7, 9, 12, 13, and 14. However, it seems the measurement may have been taken from the property line of the nearby residential parcel rather than from the residential structure itself. If that is the case, the height restriction's impact on the proposed data center buildings may be reduced.

4. *Parking Requirements* - According to the Preliminary PUD Plan submitted, there are 3,750 total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses. However, total required parking for the subject property is 5,194 spaces, including 114 ADA accessible spaces. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a minimum of 104 electric vehicle charging stations (Deviation #3).

The petitioner is requesting a variance from the UDO required 0.3 spaces per 1,000 to 0.2 spaces per 1,000. Staff is supportive of the requested deviation and recommends a fee in lieu of the required electric vehicle charging station infrastructure for each station provided below the threshold of 104. These collected fees would be used to fund the installation of electric charging stations in the downtown area or at other public facilities. The petitioner has stated they will accommodate the required minimum 104 EV charging stations onsite or pay the fee-in-lieu.

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

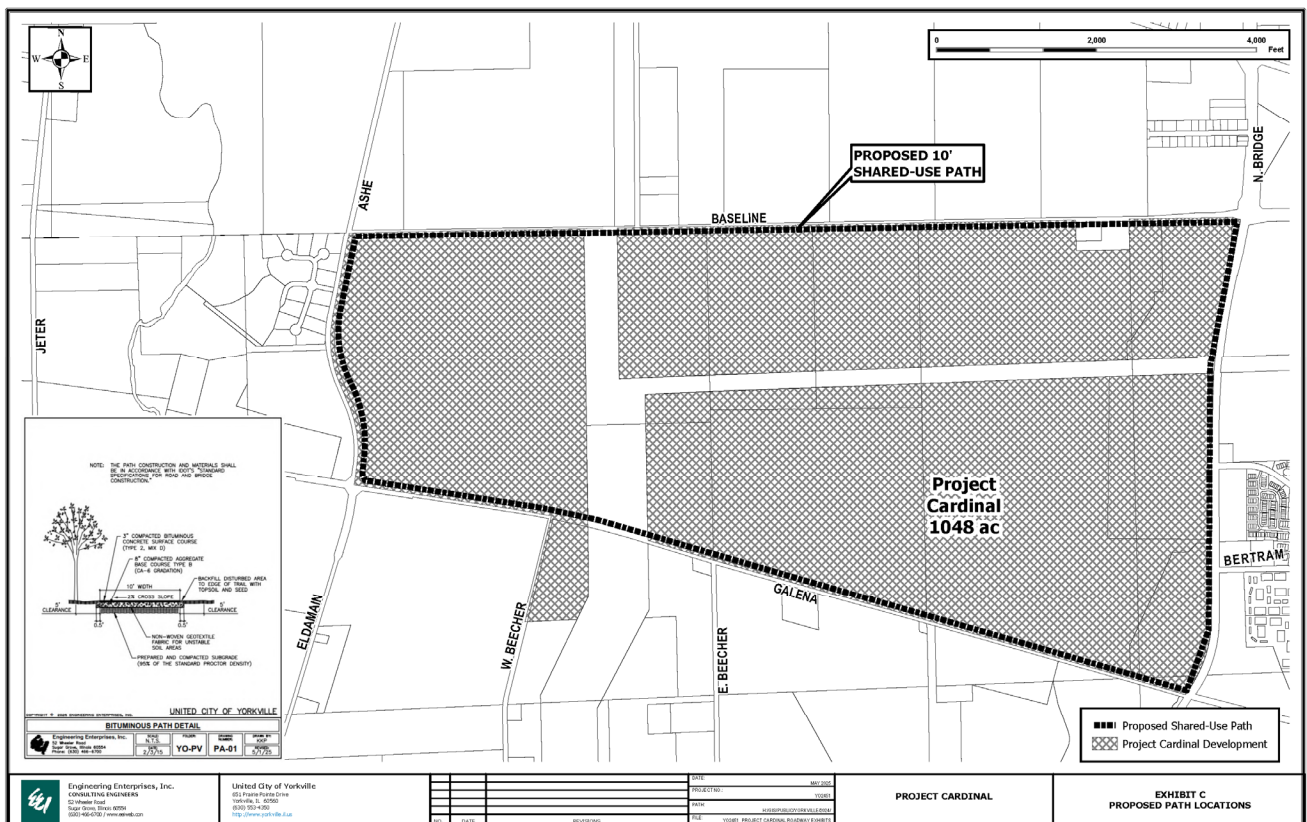
Due to the impracticality and security concerns of requiring the data center to provide vehicular access to adjacent properties, the petitioner is seeking relief from providing cross access. Staff is supportive of this request, but further recommends a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction. A full traffic study is also recommended to determine any adjacent roadway and/or intersection improvements. Preliminary trip generation calculations for the project have been prepared and submitted to the City Engineer for review.



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

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

1. Ashe Road/Galena north to Baseline Road
2. Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)
3. Along Bridge Street (Rte. 47)
4. Along Galena Road



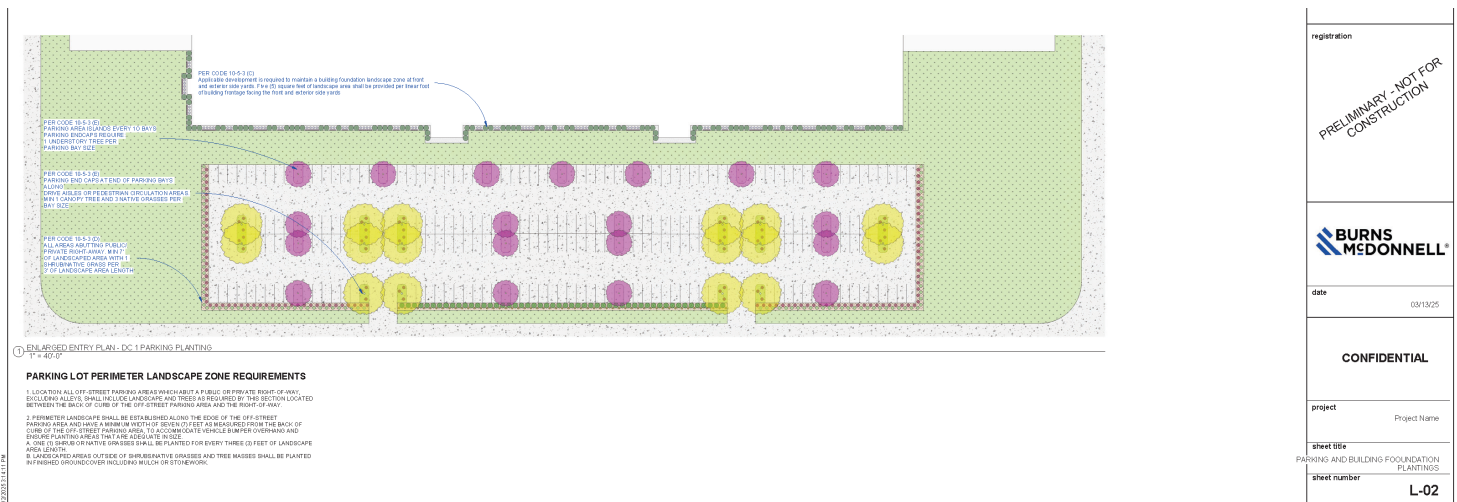
7. *Off-Street Loading* - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street loading berths shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate in number and size to serve such use, as determined by the Zoning Administrators,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

The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property. Staff is supportive of this request.

8. *Landscaping* - Section 10-5-3 establishes landscape standards for new developments. The following landscape requirements would apply to this development: building foundation



The petitioner has submitted the following landscape plan and is seeking minimal relief from the minimum Parking Area Interior Landscape Zone requirements.





[illegible]

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

11



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

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

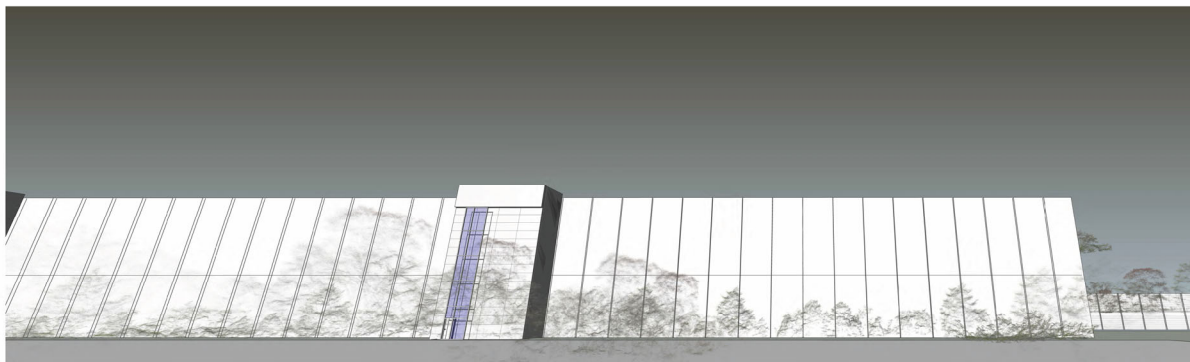
**The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus. Staff is supportive of this request since the site has internal private roadways.**

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

The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls with metal downspout accents (**Deviation #11**).



① PERSPECTIVE: FRONT OF HOUSE CORNER  
SCALE: 1/8" = 1'-0"



② PERSPECTIVE: ROOFTOP EQUIPMENT FROM PARKING LOT  
SCALE: 1/8" = 1'-0"

PROJECT CARDINAL

A-10

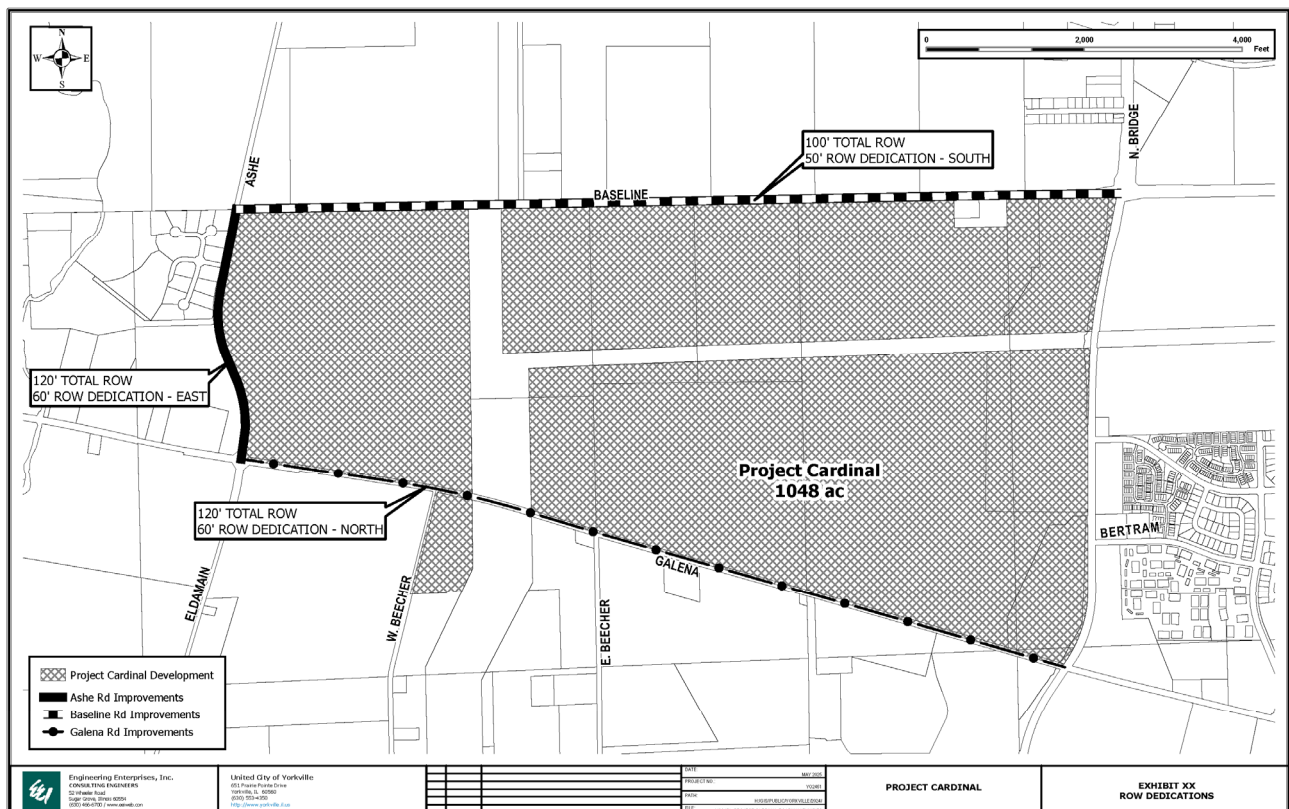


The use of precast concrete panels aligns with the material requirements of the Appearance Standards. To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff had recommended the petitioner revise their initial building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration were suggested to be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.

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

Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. Staff supports the petitioner's request regarding the internal roadway layout. Initially, the City recommended extending E. Beecher Road north through the project site to connect with Baseline Road, aligning with Mighell Road. However, the petitioner identified potential conflicts with existing ComEd utility corridors, which prevented the proposed extension. Given these constraints, staff is agreeable to the revised internal roadway configuration.

The petitioner is continuing to coordinate with Kendall County on site access and final roadway alignments, which remain under review. In addition to internal circulation, the project will require several off-site roadway improvements, including full reconstruction



and intersection upgrades along Baseline Road, as well as resurfacing and intersection improvements along Ashe Road.

13. *Fencing* - Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet (**Deviation #13**).



Petitioner has provided a manufacturers brochure of proposed high-security steel fencing. They are requesting to have ten (10) foot tall powder-coated black steel security fence extend beyond the front plane of the primary building façade. **Staff is supportive of the request.**

#### **ADDITIONAL RECOMMENDATIONS:**

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

- a. **Nuclear Energy Uses** - Data center campuses shall be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
- b. **Noise Study** – A preliminary and full noise study shall be required for data center development. The preliminary study shall be conducted pre-construction and the full study provided as part of the building permitting process.
  - i. **A preliminary sound study was conducted by Burns & McDonnell for the proposed Project Cardinal data center in Yorkville to evaluate noise impacts from operational equipment, including rooftop chillers and auxiliary generators, based on a preliminary site plan. Using industry-standard modeling software and on-site ambient measurements, the study analyzed two operational scenarios—Normal Operation and Generator Testing. In both scenarios, modeled sound levels at the property boundaries were below the City's noise ordinance thresholds of 50 dBA at night and 60 dBA during the day for residential areas. The report concluded that compliance can be achieved through the use of low-noise equipment. In addition to this study, the City's sound engineering consultant will conduct a supplemental review to confirm findings and provide further recommendations, as needed.**
  - ii. **Staff further recommends continuous noise monitoring devices be installed at the onset of construction and reports provided to the City throughout the life of the project as recommended by the City's sound engineering consultant to verify ongoing noise compliance.**
- c. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:
  - i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**
- d. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:
  - i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**
  - ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**
  - iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**
  - iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**



- e. **Building Code Standards** – The following building code standards shall apply:
  - i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.**
  - ii. **Compliance with the National Fire Protection Association (NFPA) 855.**
- f. **Battery Storage** - Battery uses and storage systems shall be in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts. The following additional standards will apply:
  - i. **An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.**
  - ii. **A fire detection and alarm system 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.**

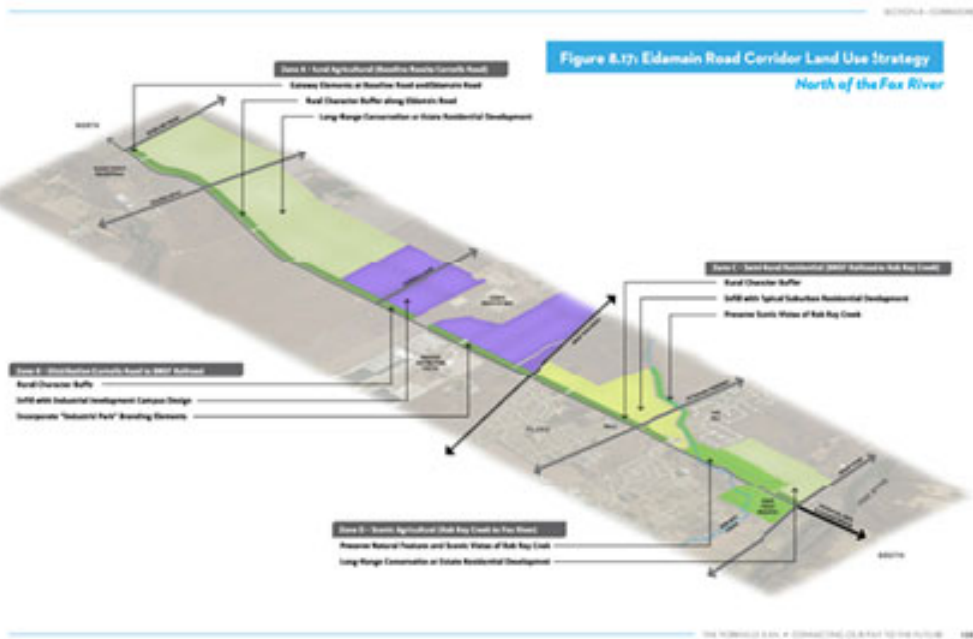
### **COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as “Estate/Conservation Residential (ECR)” and “Parks and Open Space (OS).” The ECR designation is intended to allow for flexible residential development patterns while maintaining low-density, detached single-family housing. The Parks and Open Space designation is meant to preserve recreational areas and open space for either public or private use. These land use designations reflect the existing zoning and development plans for the Bailey Meadows and Westhaven PUDs, and the Comprehensive Plan further envisions the west side of N. Bridge Street (IL Route 47) in this area as a location for parkland or “green infrastructure.”

**Staff supports the proposed PUD for a data center campus due to the corridor along Eldamain Road**—identified in the Comprehensive Plan for manufacturing development and showing a recent trend of M-2 uses such as data centers—while also acknowledging relevant Comprehensive Plan recommendations for the site.

In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River), as seen on the following page, 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. The recommended enhanced perimeter landscaping along Eldamain Road for the proposed Preliminary Planned Unit Development Plan will accomplish this comprehensive plan goal.





Further, in Figure 8.5: Zone A - North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A - Future Land Use Concept (Baseline Road to Cornells Road) each indicate **an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City** (as illustrated below).

SECTION 8 - CORRIDORS

ZONE A - RURAL AGRICULTURAL  
(BASELINE ROAD TO CORNELLS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.



Figure 8.20: Zone A Future Land Use Concept

SECTION 8 - CORRIDORS

ZONE A - NORTH GATEWAY  
(BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer. Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 40.
- Enhance roadway with rural character elements and landscaping.



Figure 8.21: Zone A Future Land Use Concept



### **DEVELOPMENT AGREEMENT:**

Similar to the Cyrus One data center Planned Unit Development (PUD), a separate development agreement will be required for Project Cardinal. This agreement will detail the specific provisions for development offsets and infrastructure funding. To help balance the scale and impact of the proposed 1,034-acre data center campus, the City is requesting the petitioner to provide significant community contributions. These will include a combination of one-time, upfront cash payments and permit-related fees dedicated to gateway signage, park development, school funding, city department impacts, fire protection district support, and downtown redevelopment efforts.

The agreement will also outline infrastructure funding obligations for anticipated water and sanitary sewer improvements, including design engineering, payment schedules, and potential recapture provisions. City staff is currently working with the petitioner to refine projected utility usage, which will guide an upcoming water and sewer capacity study to be completed by the City Engineer and YBSD. A draft of the development agreement is expected to be presented to the City Council ahead of the final vote.

### **COMMUNITY MEETING:**

Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation, Rezoning and Planned Unit Development (PUD) conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

Given the scale and intensity of the proposed data center campus, City staff required the petitioner to meet with nearby homeowners prior to the City Council public hearing to present the project plans. These outreach efforts included residents of the Bristol Bay Subdivision to the east, Equestrian Estates at Legacy Farms to the west, and various adjacent property owners along Baseline Road, Eldamain Road, and Galena Road. During the week of May 26, the petitioner held a meeting with the unincorporated property owners to the west and their attorney. A separate virtual meeting was conducted via Zoom on June 5 with the Bristol Bay HOA and residents. Feedback gathered during these meetings will be presented by the petitioner at the public hearing.

### **ECONOMIC DEVELOPMENT COMMITTEE:**

The originally scheduled Economic Development Committee (EDC) meeting for this project took place on May 6, 2025. Although a quorum was not present, the City and petitioner proceeded with an informational presentation covering both data centers in general and the specific proposal for Project Cardinal. Members of the public attended, asked questions, and shared feedback. A follow-up meeting was scheduled for June 3, 2025, to formally gather input from the committee. However, this meeting also failed to have a quorum and was canceled. Staff intends to bring this matter back to the EDC at the July 1, 2025, regularly scheduled meeting prior to final City Council action.

However, feedback from residents and Economic Development Committee members at the informal meeting on May 6<sup>th</sup> regarding the Project Cardinal Data Center development focused on several key themes. Concerns were raised about noise standards during construction, with suggestions to preserve rural character along Ashe Road and enhance aesthetic treatments, especially those visible from nearby residences. There was also a recommendation to explore alternative construction phasing, such as a “middle-out” approach rather than west-to-east progression.

Additional input included requests for clarification on the 500-foot buffer area—particularly regarding equipment placement—resistance to granting interior landscape exemptions due to potential noise benefits, and a preference for undulating berms. Committee members discouraged the use of vinyl fencing



around mechanical equipment, instead recommending solid fencing with louvered screening for both noise and visual mitigation. Other topics included Ashe Road jurisdiction, appropriate use and standards for the water tower site, and utility corridor landscaping (including ComEd maintenance and potential prairie plantings).

### **STANDARDS FOR REZONING:**

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

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

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

### **STANDARDS FOR SPECIAL USE FOR PUD:**

Section 10-8-5 Special Uses is intended to provide the City additional discretion in the approval process for uses which, because of their unique characteristics, require additional consideration due to the potential impact on neighboring land and of the public need for the particular use at a particular location. The Planning and Zoning Commission may recommend approval of a Special Use upon considering the following standards:

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



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

**STANDARDS FOR PLANNED UNIT DEVELOPMENT:**

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

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

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

**STAFF COMMENTS:**

All PUD approvals will be contingent upon the requested deviations and the conditions outlined in staff's memorandum. This includes review comments from the City Engineer (EEI) provided in a letter dated June 16, 2025, and any subsequent feedback, as well as comments from the City's sound engineering consultant, Soundscape Engineering, detailed in letters dated April 7 and April 21, 2025, and any follow-up reviews.

**PROPOSED MOTIONS:**

1. Rezoning  
*In consideration of testimony presented during a Public Hearing on July 9, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Suburban Residential District, R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached*



***Residence District, and B-3 General Business District to M-2 General Manufacturing District for Project Cardinal, a proposed future data center campus, generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road totaling approximately 1,037 acres, subject to {insert any additional conditions of the Planning and Zoning Commission}...***

2. ***Special Use for Planned Unit Development***

***In consideration of testimony presented during a Public Hearing on July 9, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization of a Planned Unit Development for Project Cardinal, a data center campus, to be generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road totaling approximately 1,037 acres, subject to the conditions enumerated in a staff memorandum dated July 3, 2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...***

3. ***Preliminary PUD Plan***

***The Planning and Zoning Commission recommends approval to the City Council of the Project Cardinal – Preliminary PUD Site Plan prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O<sup>2</sup> and dated 06/20/2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission} ...***

**Attachments:**

1. Copy of Petitioner's Application Package dated March 14, 2025
2. Updated Applications dated March 21, 2025, and May 31, 2025
3. Preliminary PUD Site Plan dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O<sup>2</sup>
4. Exterior Elevations dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O<sup>2</sup>
5. Photometric Plan dated 7/1/25 prepared by PG Enlighten
6. Landscape Plan dated 07/02/2025 submitted by Pioneer Development and prepared by Burns McDonnell
7. Traffic Methodology Memo, as submitted by Pioneer Development on May 30, 2025, and prepared by Burns McDonnell
8. Preliminary Drainage Memo dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
9. Wetland Delineation Report for Project Cardinal dated May 23, 2025 and prepared by Burns McDonnell
10. Security Fencing Details dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
11. Preliminary Sound Study dated July 1, 2025 and prepared by Burns McDonnell
12. Plan Council Response Letter submitted by Pioneer Development
13. EEI Review Letter to the City dated June 16, 2025
14. Project Cardinal Floodplain Exhibit dated March 2025 and prepared by EEI, Inc.
15. Soundscape Engineering Review Memos dated April 7, 2025, and April 21, 2025
16. Plan Council Packet Materials 04-10-2025
17. Data Center Development Map - Overall
18. Project Cardinal Road Improvements- ROW Dedication Exhibit prepared by EEI dated May 2025
19. Project Cardinal Shared Path Exhibit prepared by EEI dated May 2025
20. Public Hearing Notice Affidavit
21. Email from Elizabeth Fotopoulos dated March 25, 2025



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# **PROJECT CARDINAL**

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**ANNEXATION, REZONING & PUD APPLICATIONS**

**UNITED CITY OF YORKVILLE**

**MARCH 14, 2025**

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# PROJECT CARDINAL

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Section 4.	Application for Planned Unit Development (“PUD”)
Section 5.	Petition for Special Use and PUD Approval
Section 6.	Conceptual Site Plan
Section 7.	Building Elevations
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Section 18.	Acknowledgement of Financial Responsibility



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# PROJECT CARDINAL

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## Section 1

### Project Cardinal Introduction



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# PROJECT CARDINAL

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

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

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

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

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



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# PROJECT CARDINAL

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## Section 2

### Application for Annexation





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

# APPLICATION FOR ANNEXATION

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
<b>PETITIONER INFORMATION</b>			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East, and Galena Rd to the South (excluding farmsteads at 10094 and 10034 Baseline Rd).			
CURRENT ZONING CLASSIFICATION: City of Yorkville: PUD (R-2, R-3, and B-3); Kendall County: A-1 Agricultural			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: Kane County: F-1 Rural Residential District			
EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)			
SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing			
WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-04-100-015		





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Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR ANNEXATION

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

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

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba COMPANY: Mahoney, Silverman & Cross, LLC

MAILING ADDRESS: 822 Infantry Drive, Suite 100

CITY, STATE, ZIP: Joliet, IL 60435

TELEPHONE: (815) 730-9500

EMAIL: [dsilverman@msclawfirm.com](mailto:dsilverman@msclawfirm.com)

FAX: [azaremba@msclawfirm.com](mailto:azaremba@msclawfirm.com)

## ENGINEER INFORMATION

NAME: Toby Barrons

COMPANY: Burns & McDonnell Engineering Company, Inc.

MAILING ADDRESS: 2175 N. California Blvd, Suite 400

CITY, STATE, ZIP: Walnut Creek, CA 94596

TELEPHONE: (650) 631-6496

EMAIL: [tbarrons@burnsmcd.com](mailto:tbarrons@burnsmcd.com)

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying) COMPANY: Quigg Engineering Inc

MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87

CITY, STATE, ZIP: West Chicago, IL 60185

TELEPHONE: (630) 228-1231 ext. 2501

EMAIL: [dbauer@quiggengineering.com](mailto:dbauer@quiggengineering.com)

FAX:

## ATTACHMENTS

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

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

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





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# APPLICATION FOR ANNEXATION

**AGREEMENT**

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

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

Signed by:

*Matt McCarron*

3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE

DATE

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

{See Consent of Owners - Section 14}

OWNER SIGNATURE

DATE

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





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

# APPLICATION FOR ANNEXATION

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
<b>PETITIONER INFORMATION</b>			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
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NORTH: Kane County: F-1 Rural Residential District			
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WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-05-200-007	02-06-400-001	





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# APPLICATION FOR ANNEXATION

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

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

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba COMPANY: Mahoney, Silverman & Cross, LLC

MAILING ADDRESS: 822 Infantry Drive, Suite 100

CITY, STATE, ZIP: Joliet, IL 60435

TELEPHONE: (815) 730-9500

EMAIL: [dsilverman@msclawfirm.com](mailto:dsilverman@msclawfirm.com)

FAX: [azaremba@msclawfirm.com](mailto:azaremba@msclawfirm.com)

## ENGINEER INFORMATION

NAME: Toby Barrons

COMPANY: Burns & McDonnell Engineering Company, Inc.

MAILING ADDRESS: 2175 N. California Blvd, Suite 400

CITY, STATE, ZIP: Walnut Creek, CA 94596

TELEPHONE: (650) 631-6496

EMAIL: [tbarrons@burnsmcd.com](mailto:tbarrons@burnsmcd.com)

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying) COMPANY: Quigg Engineering Inc

MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87

CITY, STATE, ZIP: West Chicago, IL 60185

TELEPHONE: (630) 228-1231 ext. 2501

EMAIL: [dbauer@quiggengineering.com](mailto:dbauer@quiggengineering.com)

FAX:

## ATTACHMENTS

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

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

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





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

# 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.

DocuSigned by:

*Matthew McLarron*

3/21/2025

75ACBEAF493F4BA...

PETITIONER SIGNATURE

DATE

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

{See Consent of Owners - Section 14}

OWNER SIGNATURE

DATE

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



---

# PROJECT CARDINAL

---

## Section 3

### Application for Rezoning





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

# APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.			
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 1037	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: Kane County: F-1 Rural Residential			
EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3, & B-3)			
SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing			
WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/ Special Use Ord. 19-21			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007





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# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba COMPANY: Mahoney, Silverman & Cross, LLC

MAILING ADDRESS: 822 Infantry Drive, Suite 100

CITY, STATE, ZIP: Joliet, IL 60435 TELEPHONE: (815) 730-9500

EMAIL: [dsilverman@msclaw.com](mailto:dsilverman@msclaw.com) & [azaremba@msclawfirm.com](mailto:azaremba@msclawfirm.com) FAX:

## ENGINEER INFORMATION

NAME: Toby Barrons COMPANY: Burns & McDonnell Engineering Company Inc

MAILING ADDRESS: 2715 N. California Blvd, Suite 400

CITY, STATE, ZIP: Walnut Creek, CA 94596 TELEPHONE: (650) 631-6496

EMAIL: [tbarrons@burnsmcd.com](mailto:tbarrons@burnsmcd.com) FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying) COMPANY: Quigg Engineering Inc

MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87

CITY, STATE, ZIP: West Chicago, IL 60185 TELEPHONE: (630) 228-1231 ext. 2501

EMAIL: [dbauer@quiggengineering.com](mailto:dbauer@quiggengineering.com) FAX: (312) 235-6784

## ATTACHMENTS

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

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





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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

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

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

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

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

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

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

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





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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

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

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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

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

Petitioner proposes a data center on the Subject Property, with an integrated design and centrally focused activity, with buffering features on the outer borders that protect uses within the development and surrounding properties. Petitioner is submitting a corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

Please also see:

Section 5 - Conceptual Site Plan  
Section 6 - Building Elevations  
Section 7 - Landscape Plan  
Section 10 - Security Fencing

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

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





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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

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

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

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

## AGREEMENT

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

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

Signed by:

*Matt McLarron*

3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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





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# APPLICATION FOR REZONING

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
<b>PETITIONER INFORMATION</b>			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: ☉ BUSINESS ○ HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC, MPLIV10 LLC & Dale L. Konicek LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, Route 47 to the East and Galena Rd to the South.			
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 1037	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: Kane County: F-1 Rural Residential			
EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3 & B-3)			
SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing			
WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/Special Use Ord. 19-21			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
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02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007
02-06-400-001			





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# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba

COMPANY: Mahoney, Silverman & Cross, LLC

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## ENGINEER INFORMATION

NAME: Toby Barrons

COMPANY: Burns & McDonnell Engineering Company Inc.

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FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying)

COMPANY: Quigg Engineering Inc

MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87

CITY, STATE, ZIP: West Chicago, IL 60185

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EMAIL: [dbauer@quiggengineering](mailto:dbauer@quiggengineering)

FAX:

## ATTACHMENTS

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

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





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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

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

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

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

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

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

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

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





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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

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

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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

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

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





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# APPLICATION FOR REZONING

## AGREEMENT

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

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

DocuSigned by:

*Matthew McLarron*

75ACBEAF493F4BA...

3/21/2025

PETITIONER SIGNATURE

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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



---

# PROJECT CARDINAL

---

## Section 4

### Application for PUD





United City of Yorkville  
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Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
<b>PETITIONER INFORMATION</b>			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005	
EMAIL: matt@cirusfarms.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.			
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)		TOTAL ACREAGE: Approximately 1037 acres	
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: Kane County: F-1 Rural Residential			
EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Family Res., and PUD (R-2, R-3, & B-3)			
SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing			
WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Development Ord. 06-03 w/ Special Use Ord. 19-21			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007





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

# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba COMPANY: Mahoney, Silverman & Cross, LLC  
MAILING ADDRESS: 822 Infantry Drive, Suite 100  
CITY, STATE, ZIP: Joliet, IL 60435 TELEPHONE: (815) 730-9500  
EMAIL: dsilverman@msclaw.com FAX: azaremba@msclawfirm.com

## ENGINEER INFORMATION

NAME: Toby Barrons COMPANY: Burns & McDonnell Engineering Company Inc  
MAILING ADDRESS: 2715 N. California Blvd, Suite 400  
CITY, STATE, ZIP: Walnut Creek, CA 94596 TELEPHONE: (650) 631-6496  
EMAIL: tbarrons@burnsmcd.com FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying) COMPANY: Quigg Engineering Inc  
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87  
CITY, STATE, ZIP: West Chicago, IL 60185 TELEPHONE: (630) 228-1231 ext. 2501  
EMAIL: dbauer@quiggengineering.com FAX: (312) 235-6784

## AGREEMENT

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

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

Signed by:

*Matt McLarron*

3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

Part of the Subject Property is not within City limits and is the subject of the corresponding Application for Annexation submitted by Petitioner.

☒ YES

☐ NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

☐ YES

☒ NO

## ATTACHMENTS

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

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

## PUD MODIFICATION STANDARDS

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

☒ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT

☐ SUSTAINABLE DESIGN

☐ PUBLIC GATHERING SPACE

☐ PLACEMAKING

☐ UNIVERSAL DESIGN

☒ HIGH QUALITY BUILDING MATERIALS

☐ AGE-TARGETED DEVELOPMENT

☐ AFFORDABILITY

☐ PROVISION OF A PUBLIC SCHOOL

☐ PROVISION OF A REGIONAL PARK

☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS

☒ REGIONAL UTILITY IMPROVEMENTS

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





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PUD STANDARDS

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

Please see attached petition.

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

Please see attached petition.

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

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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

## **SPECIAL USE STANDARDS**

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

Please see attached petition.

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

Please see attached petition.





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## SPECIAL USE STANDARDS

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

Please see attached petition.

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

Please see attached petition.

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

Please see attached petition.

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

Please see attached petition.





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 20, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal	
PETITIONER INFORMATION			
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC	
MAILING ADDRESS: 30 N. Gould Street, #38989			
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005	
EMAIL: matt@cirrusfarms.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameet Gupta, Galena & 47th LLC, MPLIV10, LLC, & Dale L. Konicek LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.			
CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)		TOTAL ACREAGE: Approximately 1037 acres	
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KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
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02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007
02-06-400-001			





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## ATTORNEY INFORMATION

NAME: David J. Silverman & Ann M. Zaremba COMPANY: Mahoney, Silverman & Cross, LLC  
MAILING ADDRESS: 822 Infantry Drive, Suite 100  
CITY, STATE, ZIP: Joliet, IL 60435 TELEPHONE: (815) 730-9500  
EMAIL: dsilverman@msclaw.com FAX: azaremba@msclawfirm.com

## ENGINEER INFORMATION

NAME: Toby Barrons COMPANY: Burns & McDonnell Engineering Company Inc  
MAILING ADDRESS: 2715 N. California Blvd, Suite 400  
CITY, STATE, ZIP: Walnut Creek, CA 94596 TELEPHONE: (650) 631-6496  
EMAIL: tbarrons@burnsmcd.com FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Dean L. Bauer, PLS (Director of Surveying) COMPANY: Quigg Engineering Inc  
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87  
CITY, STATE, ZIP: West Chicago, IL 60185 TELEPHONE: (630) 228-1231 ext. 2501  
EMAIL: dbauer@quiggengineering.com FAX: (312) 235-6784

## AGREEMENT

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

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

DocuSigned by:  
*Matthew McLarron*  
75ACBEAF493F4BA...

3/21/2025

PETITIONER SIGNATURE

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

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





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

Part of the Subject Property is not within City limits and is the subject of the corresponding Application for Annexation submitted by Petitioner.

☒ YES

☐ NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

☐ YES

☒ NO

## ATTACHMENTS

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

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

## PUD MODIFICATION STANDARDS

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

☒ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT

☐ SUSTAINABLE DESIGN

☐ PUBLIC GATHERING SPACE

☐ PLACEMAKING

☐ UNIVERSAL DESIGN

☒ HIGH QUALITY BUILDING MATERIALS

☐ AGE-TARGETED DEVELOPMENT

☐ AFFORDABILITY

☐ PROVISION OF A PUBLIC SCHOOL

☐ PROVISION OF A REGIONAL PARK

☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS

☒ REGIONAL UTILITY IMPROVEMENTS

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





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PUD STANDARDS

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

Please see attached petition.

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

Please see attached petition.

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

Please see attached petition.





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PUD STANDARDS

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

Please see attached petition.

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

Please see attached petition.

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

Please see attached petition.





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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

## **SPECIAL USE STANDARDS**

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

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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:

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

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Please see attached petition.

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

Please see attached petition.





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# APPLICATION FOR PUD PRELIMINARY PLAN

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
<b>PETITIONER INFORMATION</b>		
NAME:		COMPANY:
MAILING ADDRESS:		
CITY, STATE, ZIP:		TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005
EMAIL:		FAX:
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE:		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
TYPE OF REQUEST: <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> AMENDED PRELIMINARY PLAN		
TOTAL LOT ACREAGE:		CURRENT ZONING CLASSIFICATION:
<b>ATTACHMENTS</b>		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		





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Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR PUD PRELIMINARY PLAN

## ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## AGREEMENT

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

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

\_\_\_\_\_  
PETITIONER SIGNATURE

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
OWNER SIGNATURE

\_\_\_\_\_  
DATE

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



---

# PROJECT CARDINAL

---

## Section 5

Petition for Special Use and PUD Approval



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

**PETITION FOR SPECIAL USE AND PLANNED UNIT DEVELOPMENT APPROVAL**

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

**BACKGROUND INFORMATION**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



## **PROJECT SUMMARY**

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

### **REQUIRED DEVIATIONS FROM UNIFORM DEVELOPMENT ORDINANCE**

1. **Table 10-3-9(A) Bulk and Dimensional Standards.**

The Code requires the following setbacks:

Front: twenty-five feet (25');

Side: twenty feet (20'); and

Rear: none (0').

Petitioner requests a deviation that setbacks shall be limited to the outer boundary of the Subject Property. For the purpose of setbacks, Route 47 will serve as the "Front", Ashe Road will be the "Rear", and the north and south edges of the Subject Property will be "Sides". This request includes a waiver of any setback requirements between buildings or setbacks from internal lot lines of any future subdivision.

2. **Chapter 10-4-10 Energy Industrial Uses.**

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

3. **10-5-1(F) Cross Access.**

Due to the unique security requirements of the Data Center Campus, any cross-access requirements between adjacent developments, as outlined by the Code, shall be waived for the Subject Property.

4. **Table 10-5-1(H)(5) Minimum Parking Requirement.**

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

5. **10-5-1 (N) Pedestrian Circulation.**

The Code requires pedestrian walkways between buildings. Where appropriate, the Petitioner will install walkways between parking areas and building entrances, complying with ADA standards. However, there will be no pedestrian connections between buildings or open spaces. Accordingly,



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

6. **10-5-1(O) Bicycle Parking.**

Under the Code, bicycle parking is required. However, given the surrounding roadways and the Subject Property's intended use, bicycle access is not feasible. Accordingly, the Petitioner requests a waiver of the bicycle parking requirements.

7. **10-5-1(Q) Required Off-Street Loading Spaces.**

In accordance with the Code, the Zoning Administrator determines the required number of off-street loading spaces. Petitioner requests a minimum of one off-street loading space per Data Center Campus building on the Subject Property.

8. **10-5-3 Landscape.**

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

9. **10-5-4(B) & (C) Screening of Mechanical Units.**

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

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

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

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

13. **10-7-3 Street Design and Improvements & 10-7-4 Circulation and Connectivity.**

The Code establishes standards for street development and circulation within a proposed project. However, because this proposal does not include new streets or internal driveways, Petitioner requests exemption from those requirements.



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

RESPECTFULLY SUBMITTED this 14th day of March, 2025.

**PETITIONER:**

**PIONEER DEVELOPMENT, LLC**  
an Illinois limited liability company

A handwritten signature in cursive script, appearing to read "Anna M. Silverman".

Mahoney, Silverman & Cross, LLC  
Attorney for the Petitioner



## **EXHIBIT A**

### **PINS BY OWNER**

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

### **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

{Please see attached Section 13 – Legal Descriptions.}



**EXHIBIT B**

**PRELIMINARY PLAN**

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



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# PROJECT CARDINAL

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## Section 6

### Conceptual Site Plan





## A-1



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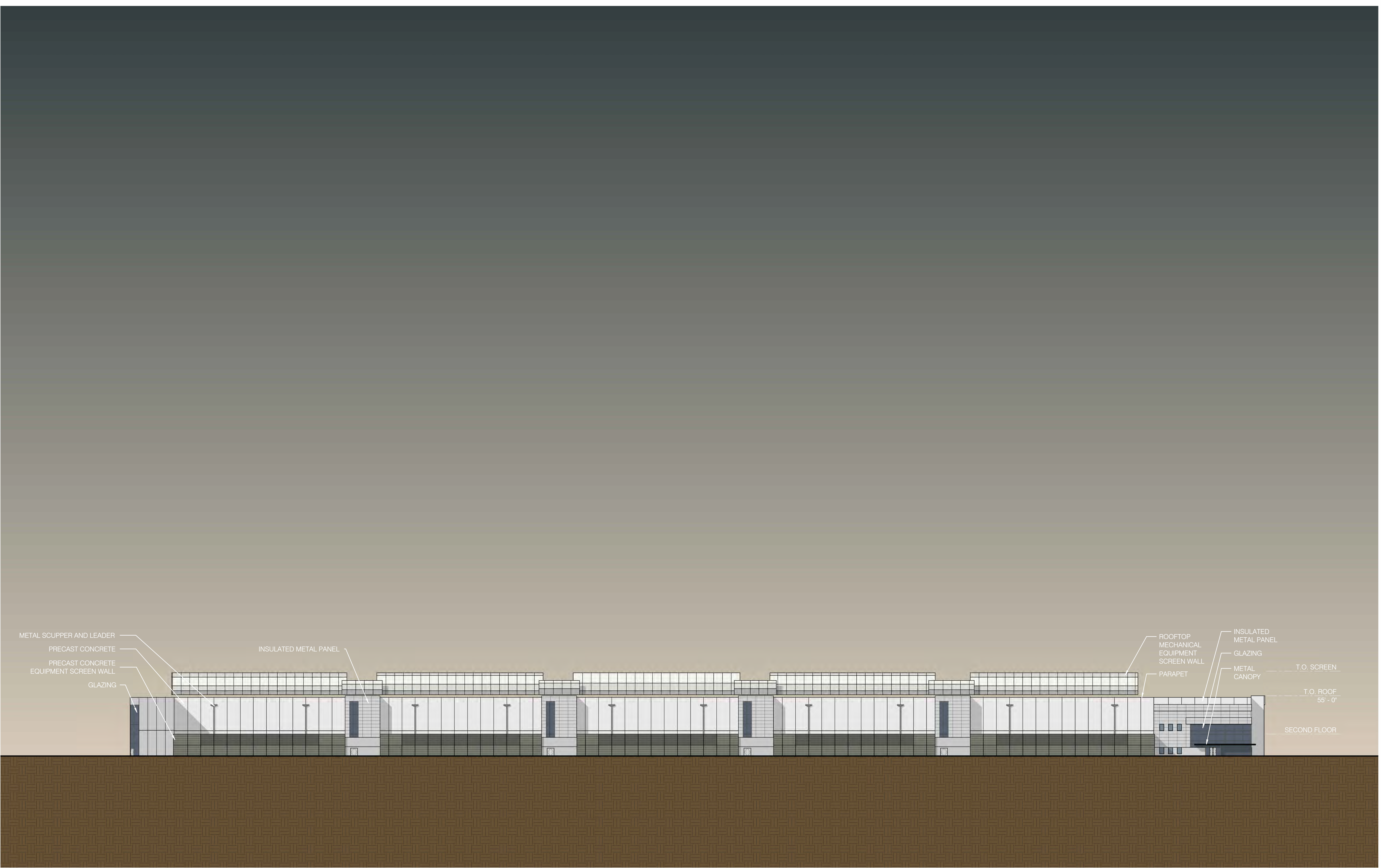
# PROJECT CARDINAL

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## Section 7

### Building Elevations





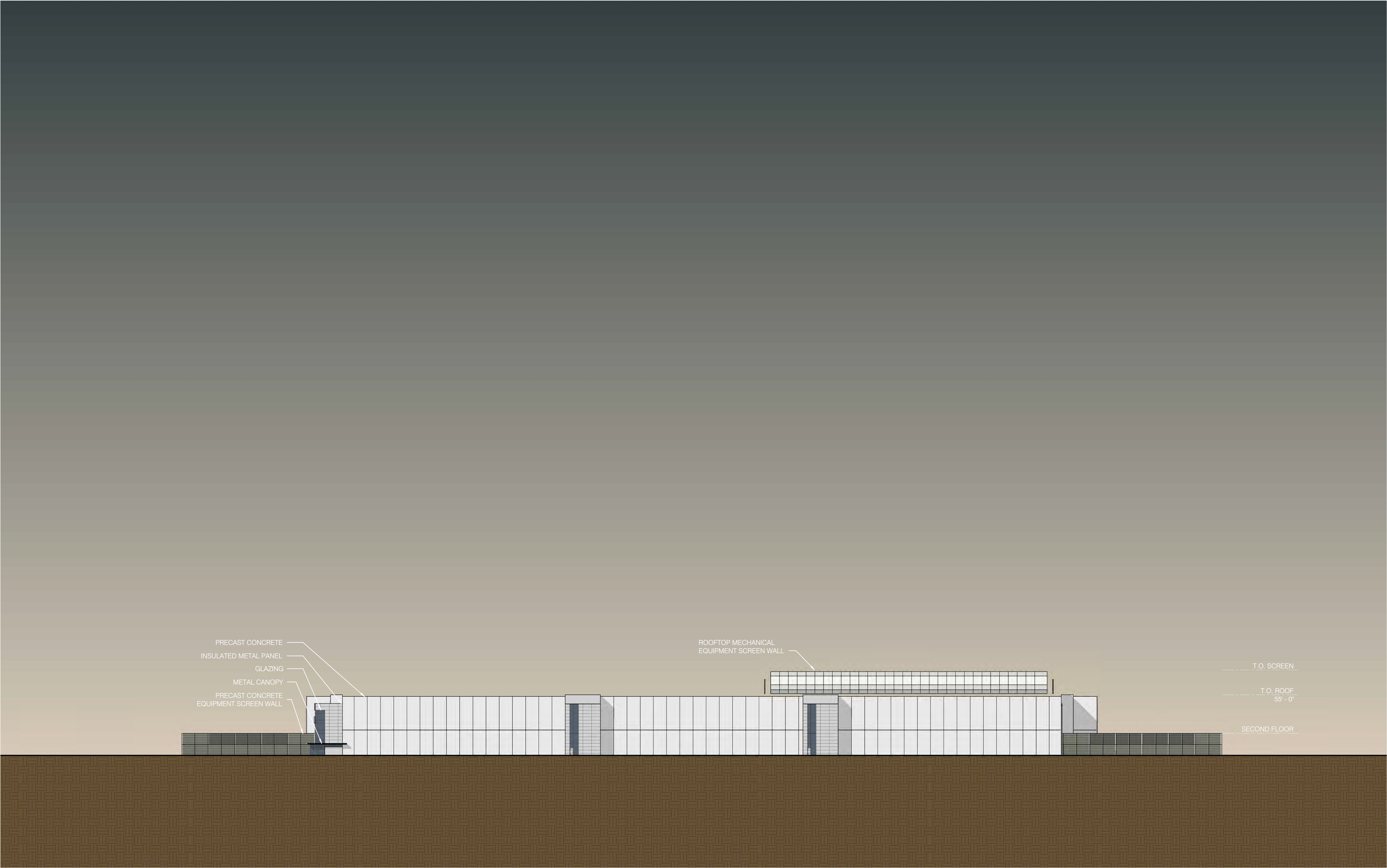
ELEVATION LEGEND

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

PROJECT CARDINAL

A-2





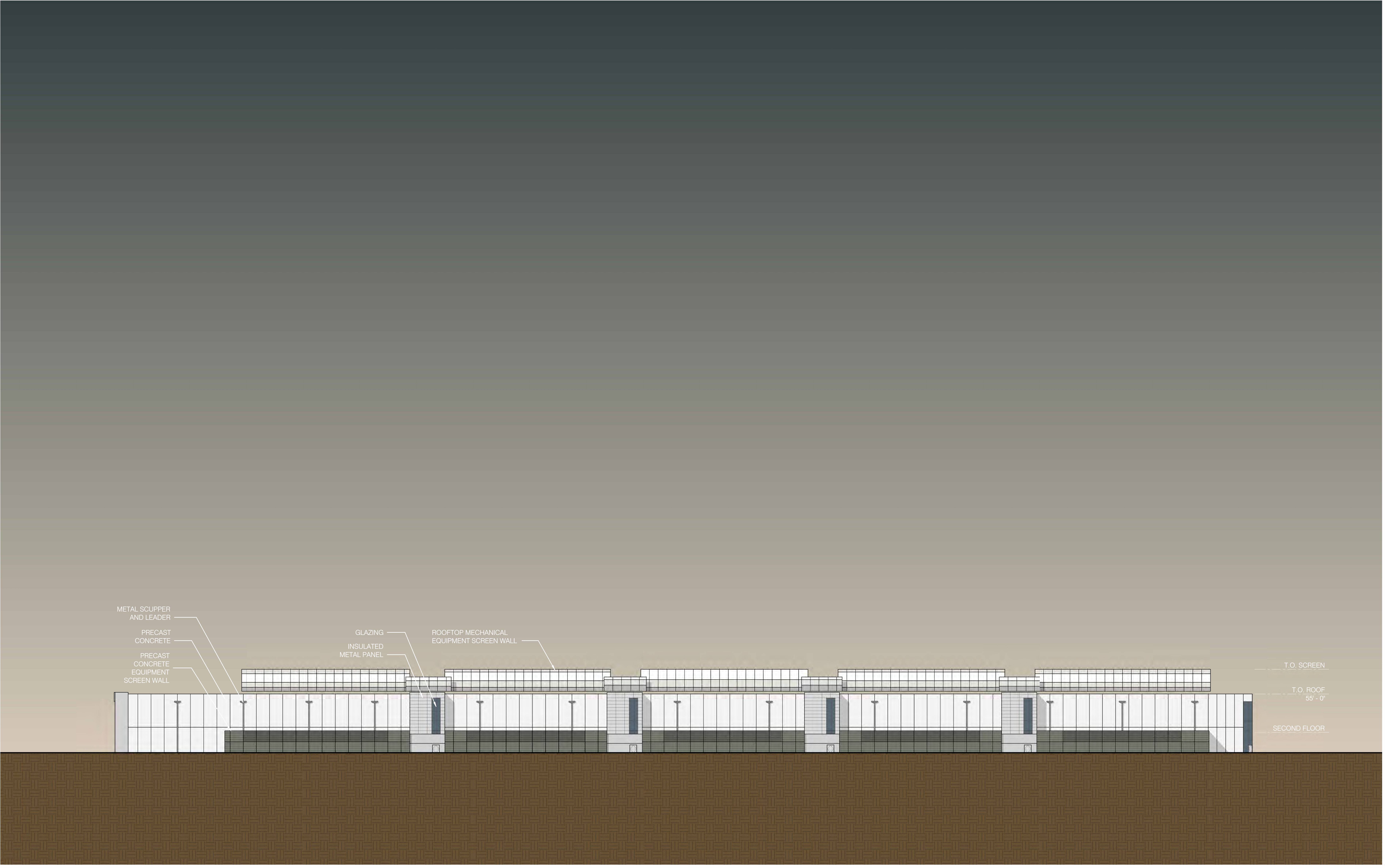
ELEVATION LEGEND

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

PROJECT CARDINAL

A-3





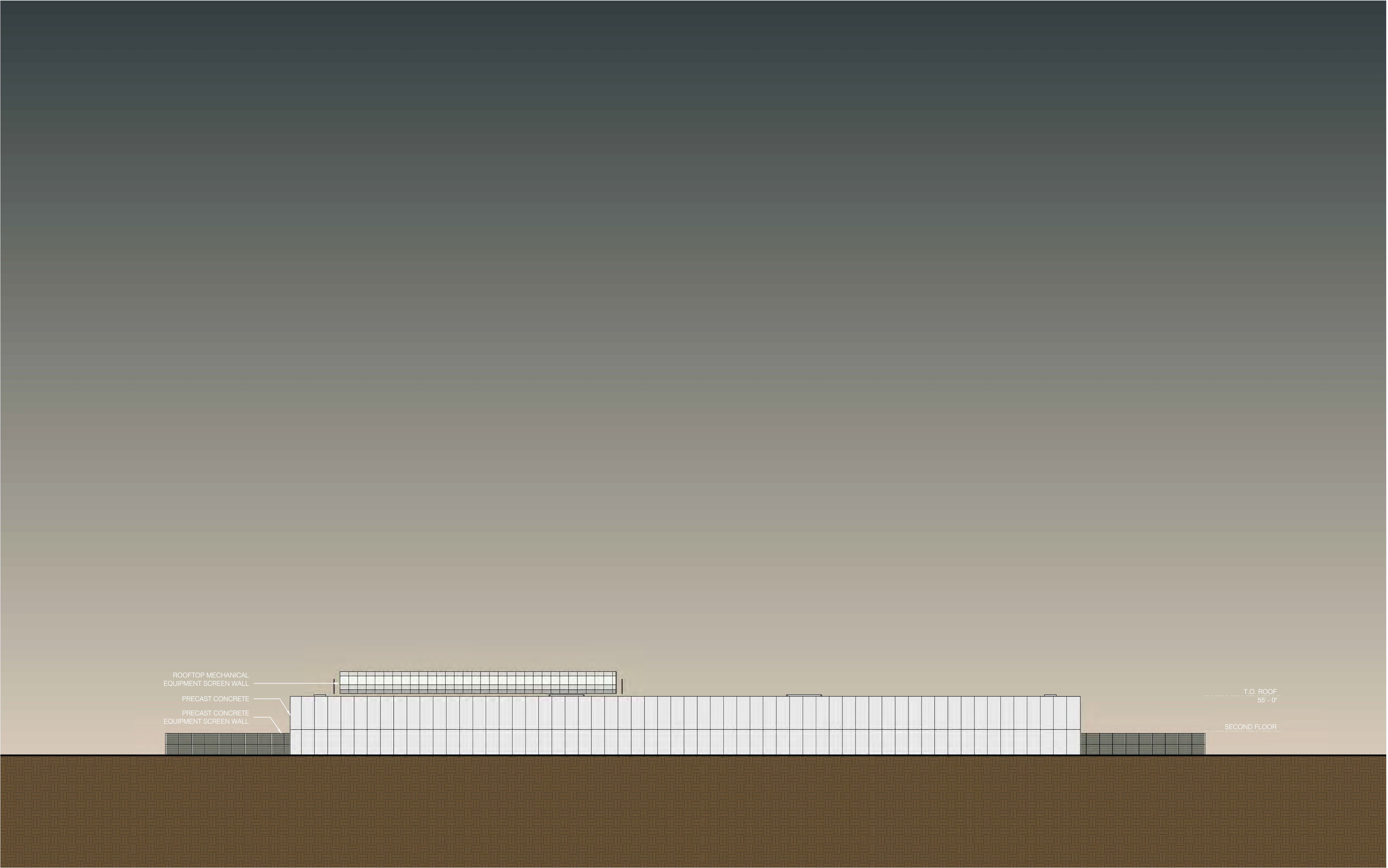
ELEVATION LEGEND

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

A-4





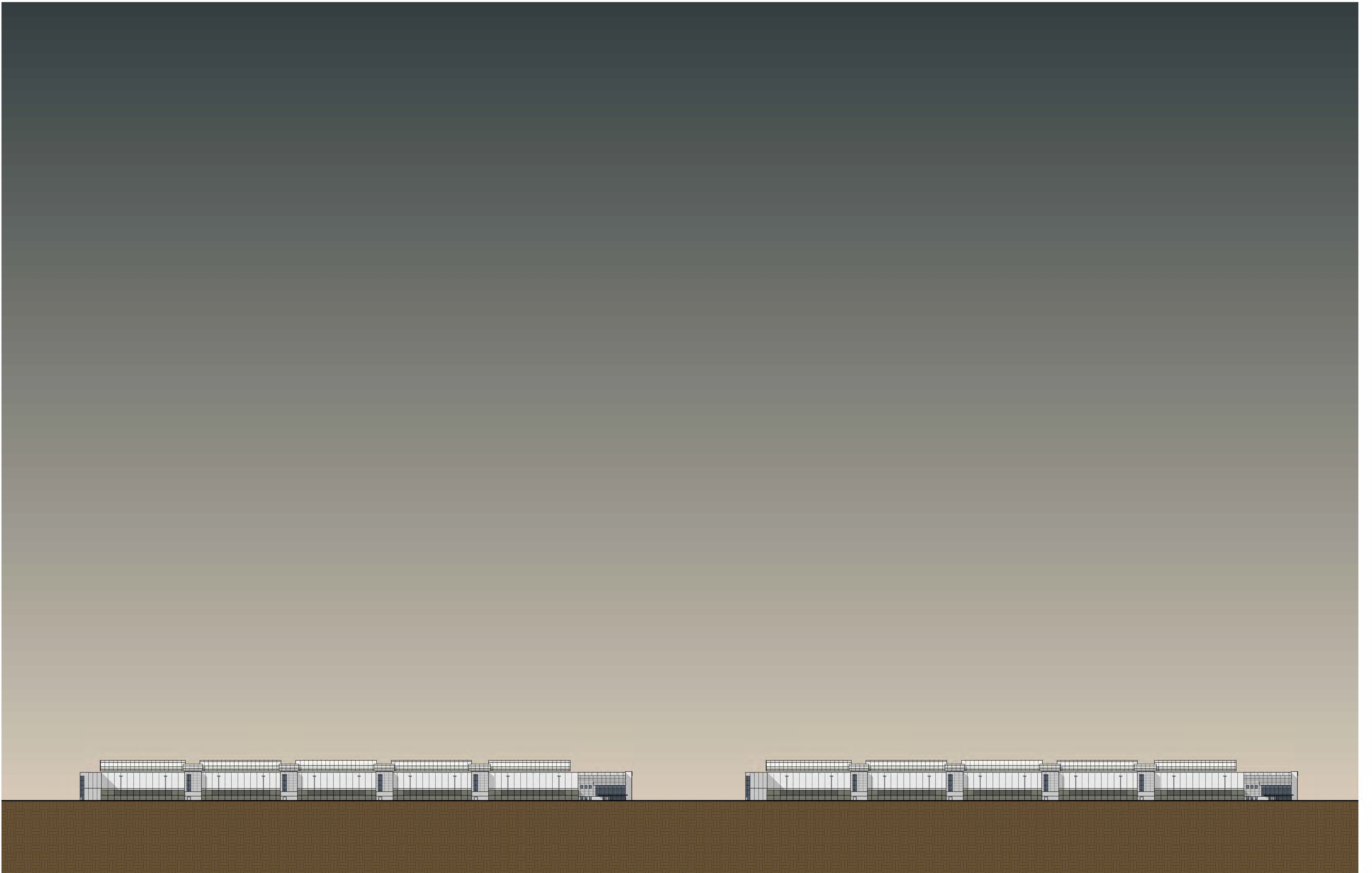
ELEVATION LEGEND

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

PROJECT CARDINAL

A-5





# PROJECT CARDINAL

A-6



**PIONEER DEVELOPMENT**

SOUTH ELEVATIONS



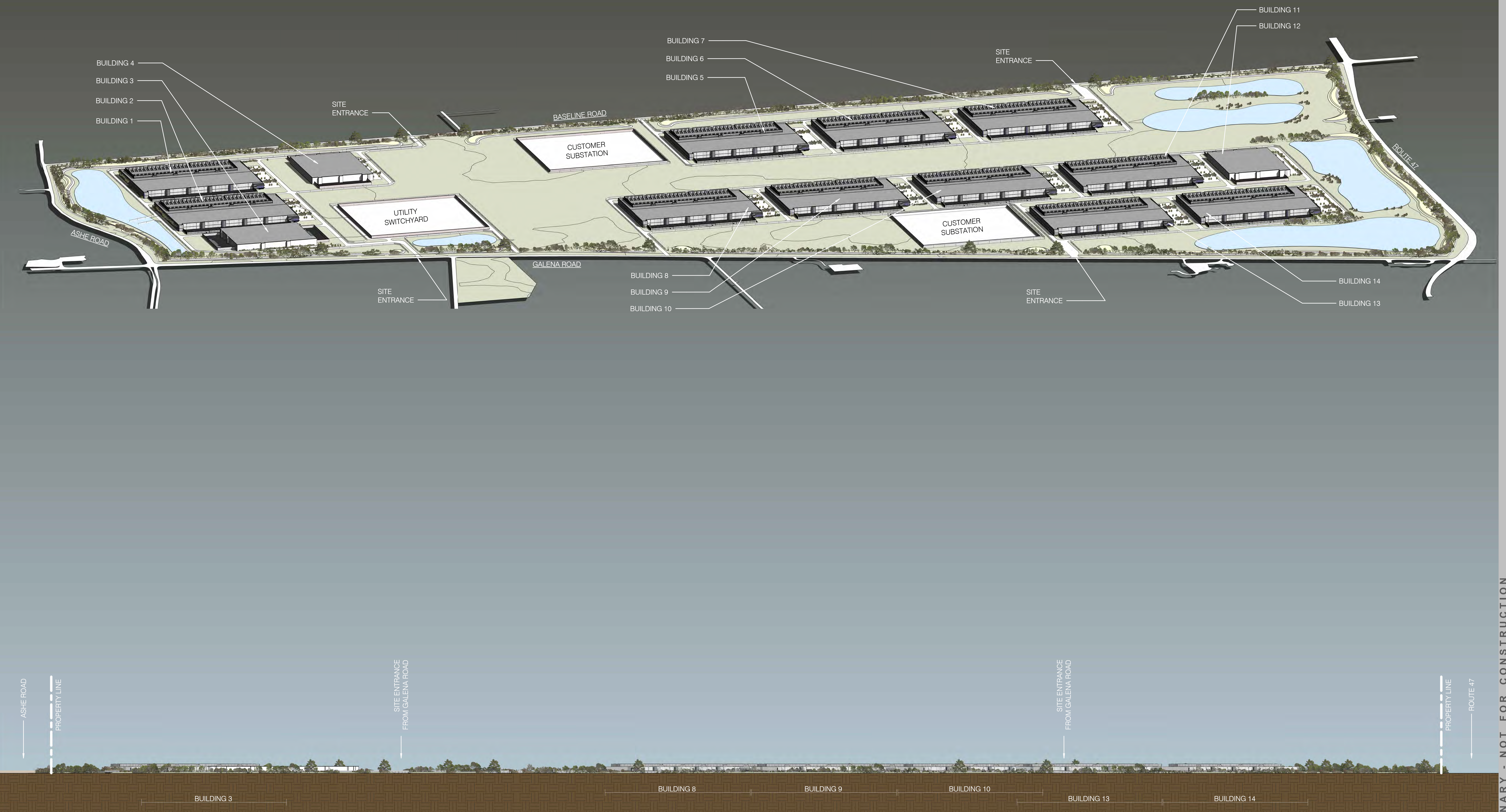




PROJECT CARDINAL

A-7



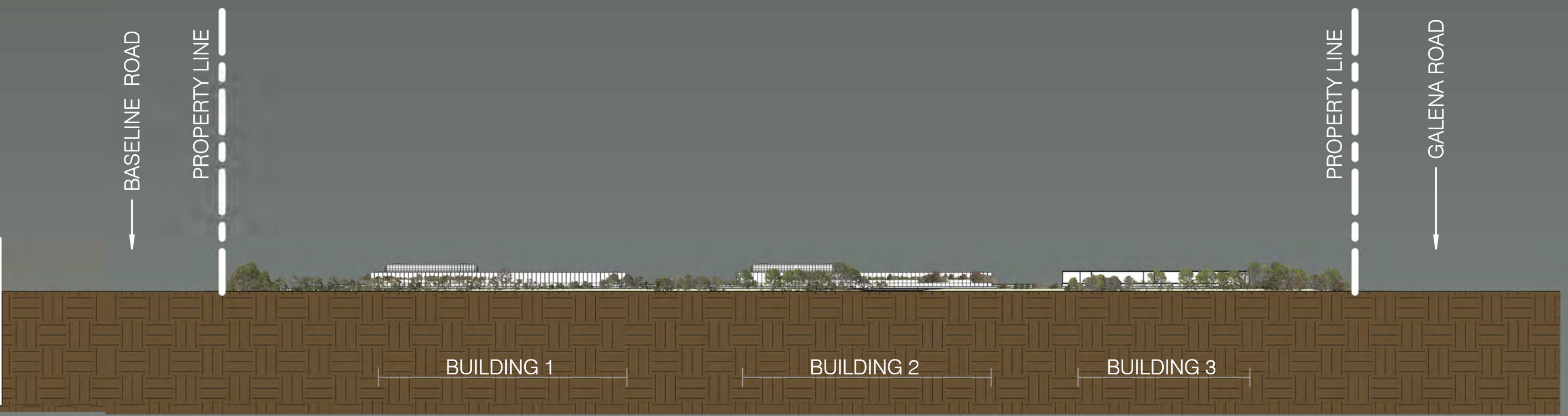


1 SOUTH SITE ELEVATION - FROM GALENA ROAD  
SCALE: 1" = 300'-0"

# PROJECT CARDINAL

A-8





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



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



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

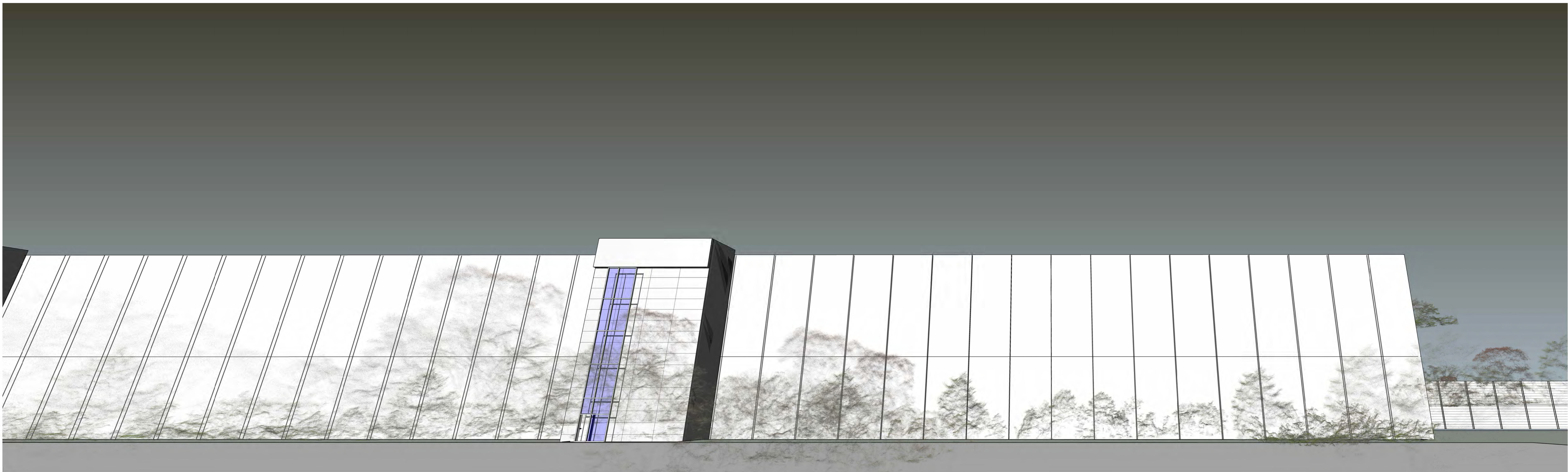
# PROJECT CARDINAL

A-9





1 PERSPECTIVE: FRONT OF HOUSE CORNER  
SCALE: NTS

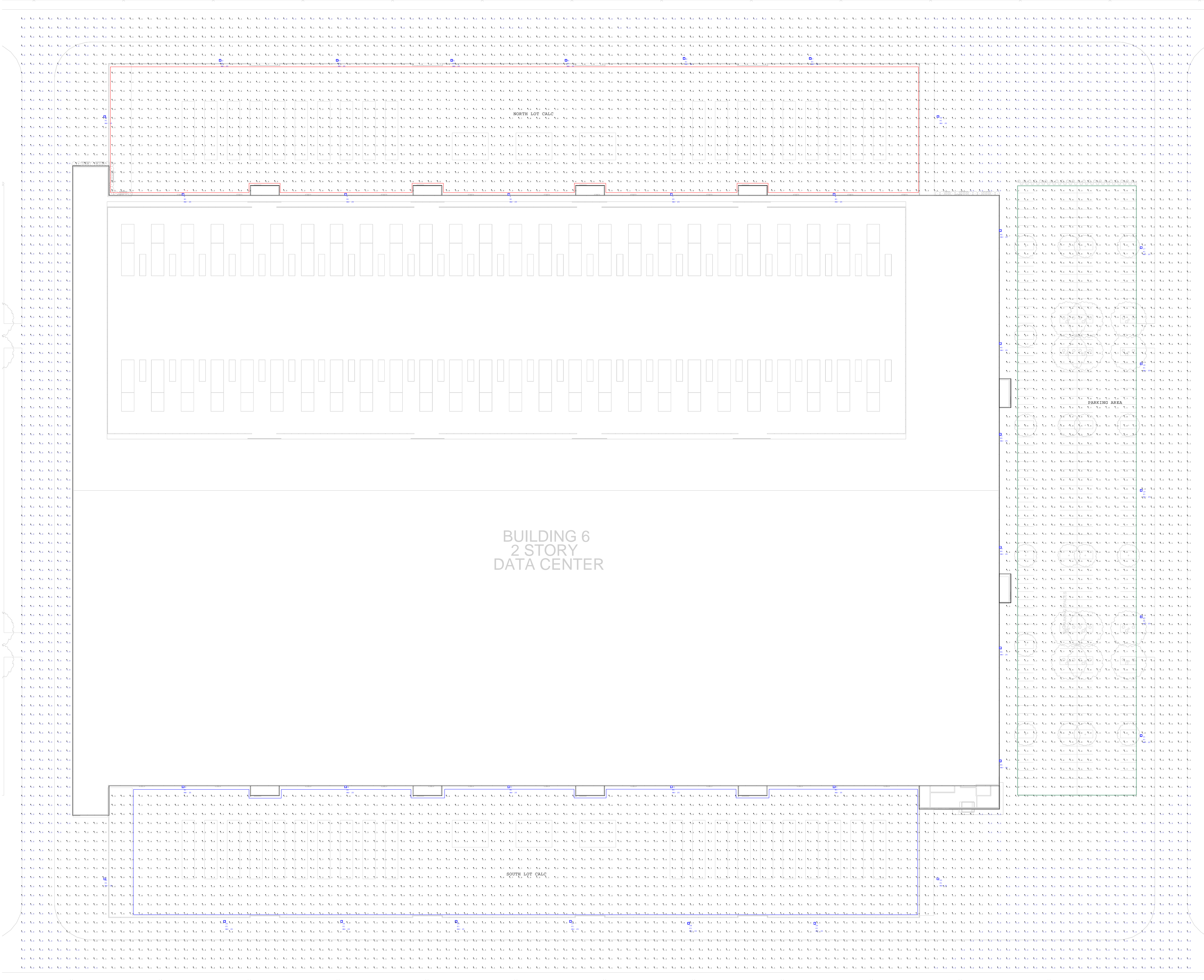


2 PERSPECTIVE: ROOFTOP EQUIPMENT FROM PARKING LOT  
SCALE: NTS

## PROJECT CARDINAL

A-10





**NOTES**

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

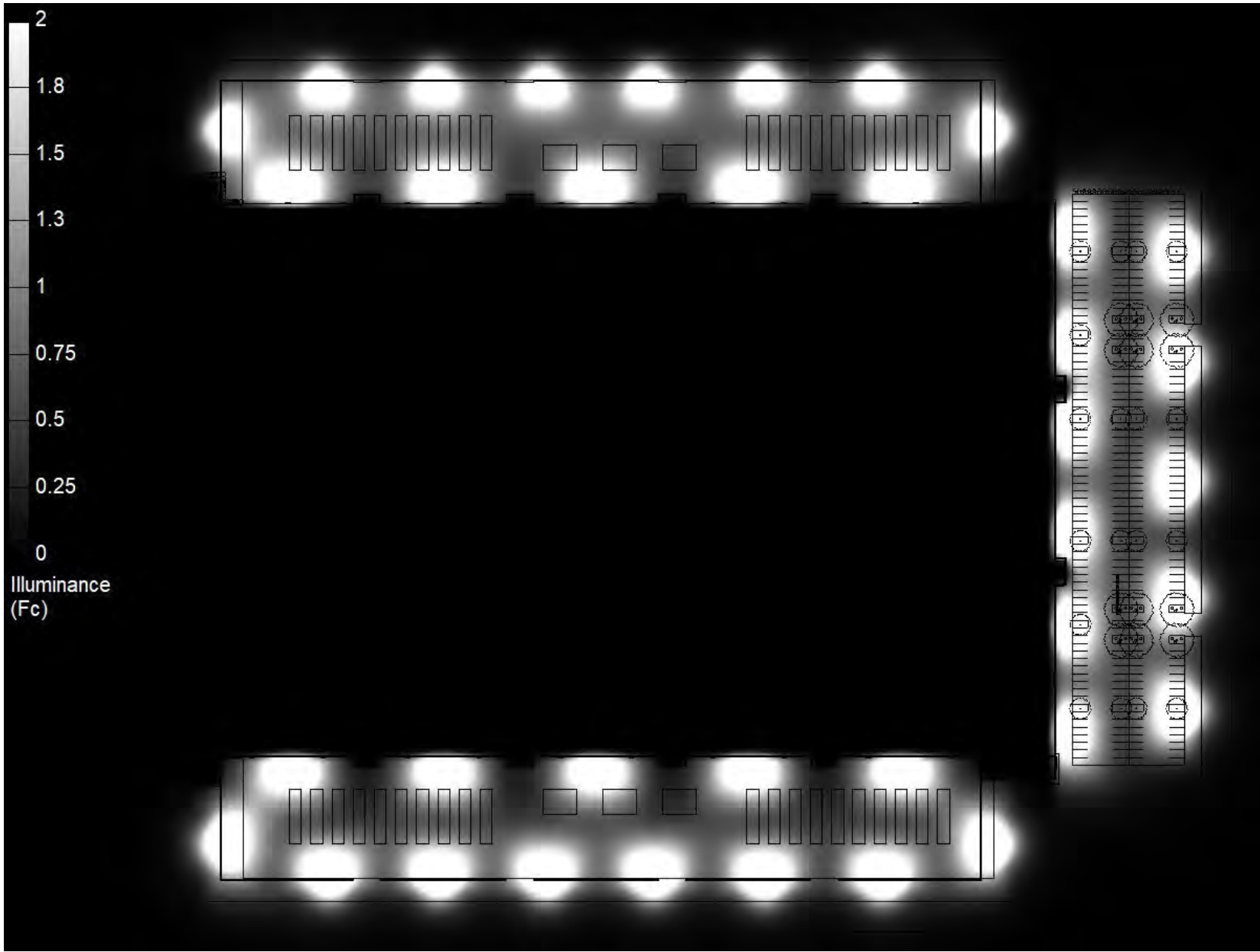
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

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

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



Luminaire Location Summary		
LumNo	Label	Mtg Ht
1	VAM-21L-U-40-T4	25
2	VAM-21L-U-40-T4	25
3	VAM-21L-U-40-T4	25
4	VAM-21L-U-40-T4	25
5	VAM-21L-U-40-T4	25
6	VAM-21L-U-40-T4	25
7	VAM-21L-U-40-T4	25
8	VAM-21L-U-40-T4	25
9	VAM-21L-U-40-T4	25
10	VAM-21L-U-40-T4	25
11	VAM-21L-U-40-T4	25
12	VAM-21L-U-40-T4	25
13	VAM-21L-U-40-T4	25
14	VAM-21L-U-40-T4	25
15	VAM-21L-U-40-T4	25
16	VAM-21L-U-40-T4	25
17	VAM-21L-U-40-T4_1	25
18	VAM-21L-U-40-T4_1	25
19	VAM-21L-U-40-T4_1	25
20	VAM-21L-U-40-T4_1	25
21	VAM-21L-U-40-T4_1	25
22	VAM-21L-U-40-T4_1	25
23	VAM-21L-U-40-T4_1	25
24	VAM-21L-U-40-T4_1	25
25	VAM-21L-U-40-T4_1	25
26	VAM-21L-U-40-T4_1	25
27	VAM-21L-U-40-T4_1	25
28	VAM-21L-U-40-T4_1	25
29	VAM-21L-U-40-T4_1	25
30	VAM-21L-U-40-T4_1	25
31	VAM-21L-U-40-T4_1	25
32	VAM-21L-U-40-T4_1	25
33	VAM-21L-U-40-T4_1	25
34	VAM-21L-U-40-T4_1	25
35	VAM-21L-U-40-T4_1	25
36	VAM-21L-U-40-T4_1	25
37	VAM-21L-U-40-T4_1	25

PROJECT NAME:

DATA CENTER - PROJECT CARDINAL SITE

CLIENT NAME:  
Margulies Hoelzli Architecture

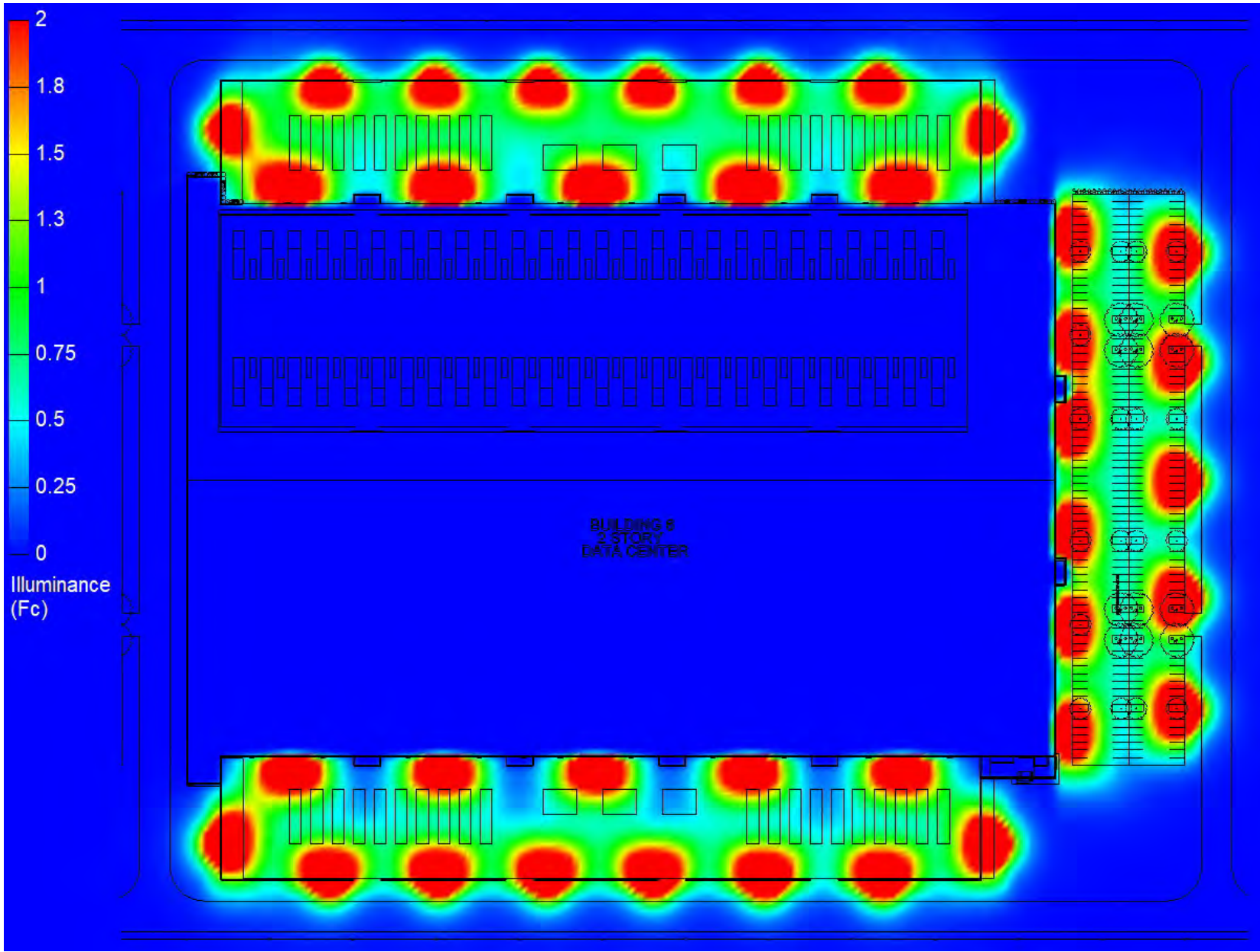
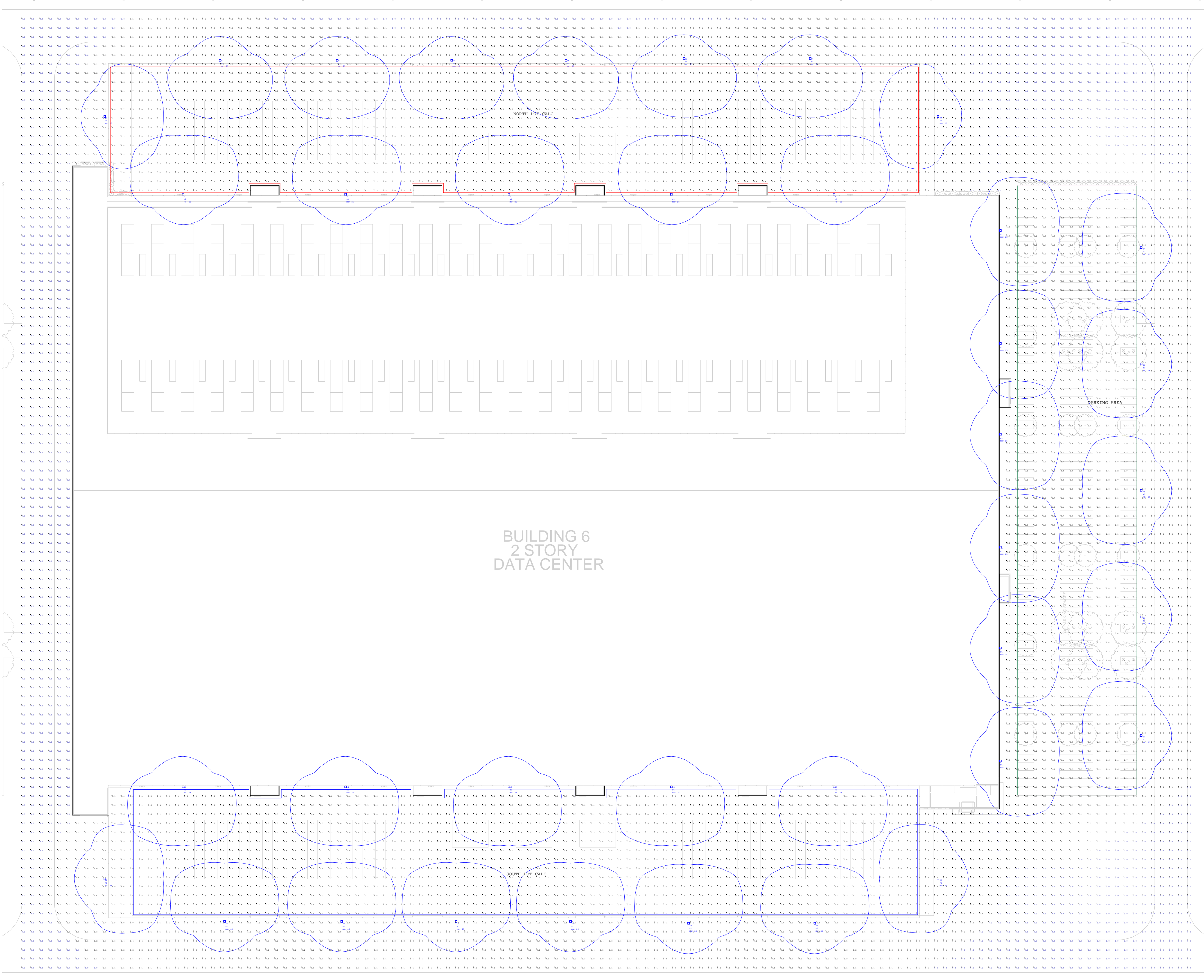


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1	XX/XX/XXXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION





Luminaire Location Summary		
LumNo	Label	Mtg Ht
1	VAM-21L-U-40-T4	25
2	VAM-21L-U-40-T4	25
3	VAM-21L-U-40-T4	25
4	VAM-21L-U-40-T4	25
5	VAM-21L-U-40-T4	25
6	VAM-21L-U-40-T4	25
7	VAM-21L-U-40-T4	25
8	VAM-21L-U-40-T4	25
9	VAM-21L-U-40-T4	25
10	VAM-21L-U-40-T4	25
11	VAM-21L-U-40-T4	25
12	VAM-21L-U-40-T4	25
13	VAM-21L-U-40-T4	25
14	VAM-21L-U-40-T4	25
15	VAM-21L-U-40-T4	25
16	VAM-21L-U-40-T4	25
17	VAM-21L-U-40-T4_1	25
18	VAM-21L-U-40-T4_1	25
19	VAM-21L-U-40-T4_1	25
20	VAM-21L-U-40-T4_1	25
21	VAM-21L-U-40-T4_1	25
22	VAM-21L-U-40-T4_1	25
23	VAM-21L-U-40-T4_1	25
24	VAM-21L-U-40-T4_1	25
25	VAM-21L-U-40-T4_1	25
26	VAM-21L-U-40-T4_1	25
27	VAM-21L-U-40-T4_1	25
28	VAM-21L-U-40-T4_1	25
29	VAM-21L-U-40-T4_1	25
30	VAM-21L-U-40-T4_1	25
31	VAM-21L-U-40-T4_1	25
32	VAM-21L-U-40-T4_1	25
33	VAM-21L-U-40-T4_1	25
34	VAM-21L-U-40-T4_1	25
35	VAM-21L-U-40-T4_1	25
36	VAM-21L-U-40-T4_1	25
37	VAM-21L-U-40-T4_1	25

**NOTES**

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

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

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



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708.205.6152

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

PROJECT NAME:

DATA CENTER - PROJECT CARDINAL SITE

CLIENT NAME:  
Margulies Hoelzli Architecture



---

# PROJECT CARDINAL

---

## Section 8

### Landscape Plan









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

2. RIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.

A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.

B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUND COVER INCLUDING MULCH OR STONEWORK.

**keyplan**



date	03/13/25
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**CONFIDENTIAL**

project	Project Name
---------	--------------

sheet title
ENLARGED ENTRY PLANS DC1-DC2 MARK-UPS

sheet number	NA2
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# PROJECT CARDINAL

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## Section 9

### Traffic Impact Analysis



# Methodology Memorandum

## Project Understanding

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

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

## Scope of Services

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

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

## Project Information

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

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

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



*Figure 1: Project Site Location*



## Definition of the Study Area

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

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

Figure 3 depicts the surrounding roadways as classified by IDOT.



Figure 3: IDOT Roadway Classifications

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

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

## Traffic Data Collection

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

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

## Trip Generation Data

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



Table 1: ITE Trip Generation Calculations

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

Note: Trip Generation Calculations Presented per Building

\* Average Rate - Referenced Average Rate Equation based on few numbers of studies and less than 0.75 R<sup>2</sup>

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

\*\* Fitted Curve – Referenced Fitted Curve Equation based on an R<sup>2</sup> greater than 0.75

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

## Trip Distribution Assumptions

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

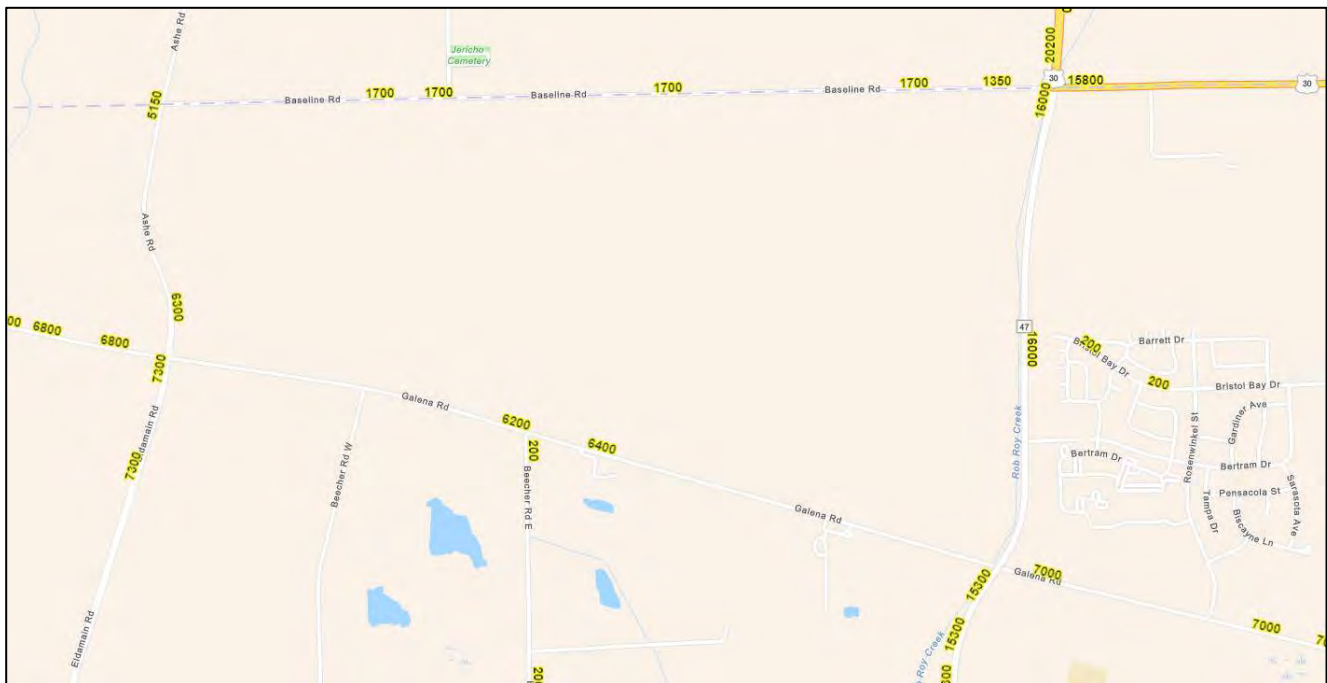


Figure 4: IDOT Average Annual Daily Traffic Volume [Accessed March 13<sup>th</sup>, 2025]

## Background Growth Rate Determination

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



## Intersection Capacity Analysis

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

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

## Traffic Analysis Development

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

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







---

# PROJECT CARDINAL

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## Section 10

### Stormwater Calculations





# Preliminary Drainage Memo

Project Cardinal

PROJECT NO. 182671

REVISION A

MARCH 14, 2025





## Overview

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

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

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

## Drainage Narrative

---

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

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

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

## Conclusion

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



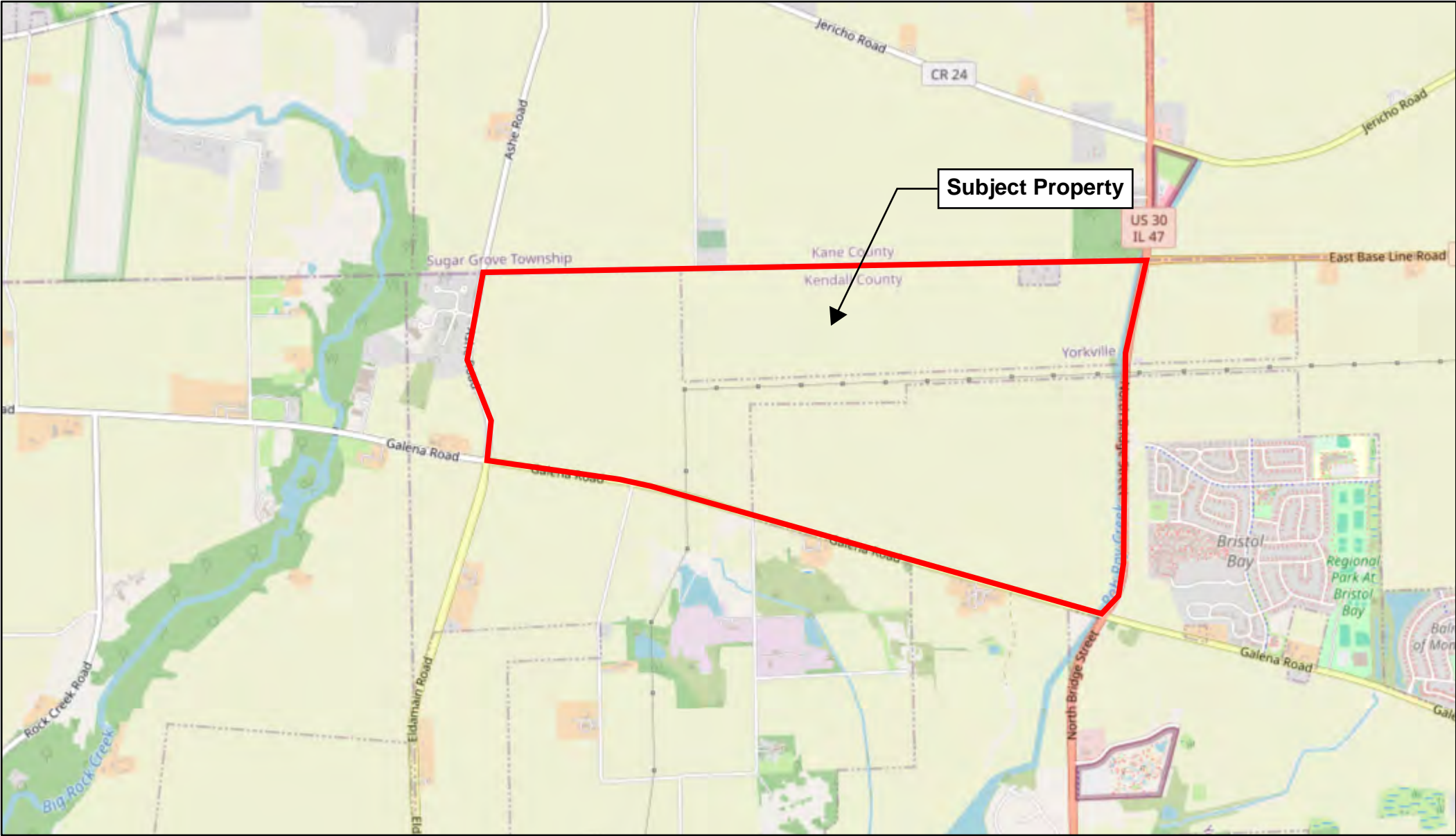


## **Appendix A – Project Location Map**

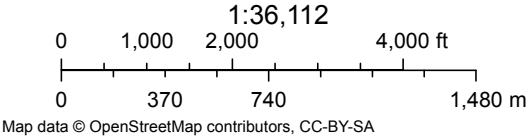
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# The National Map Advanced Viewer



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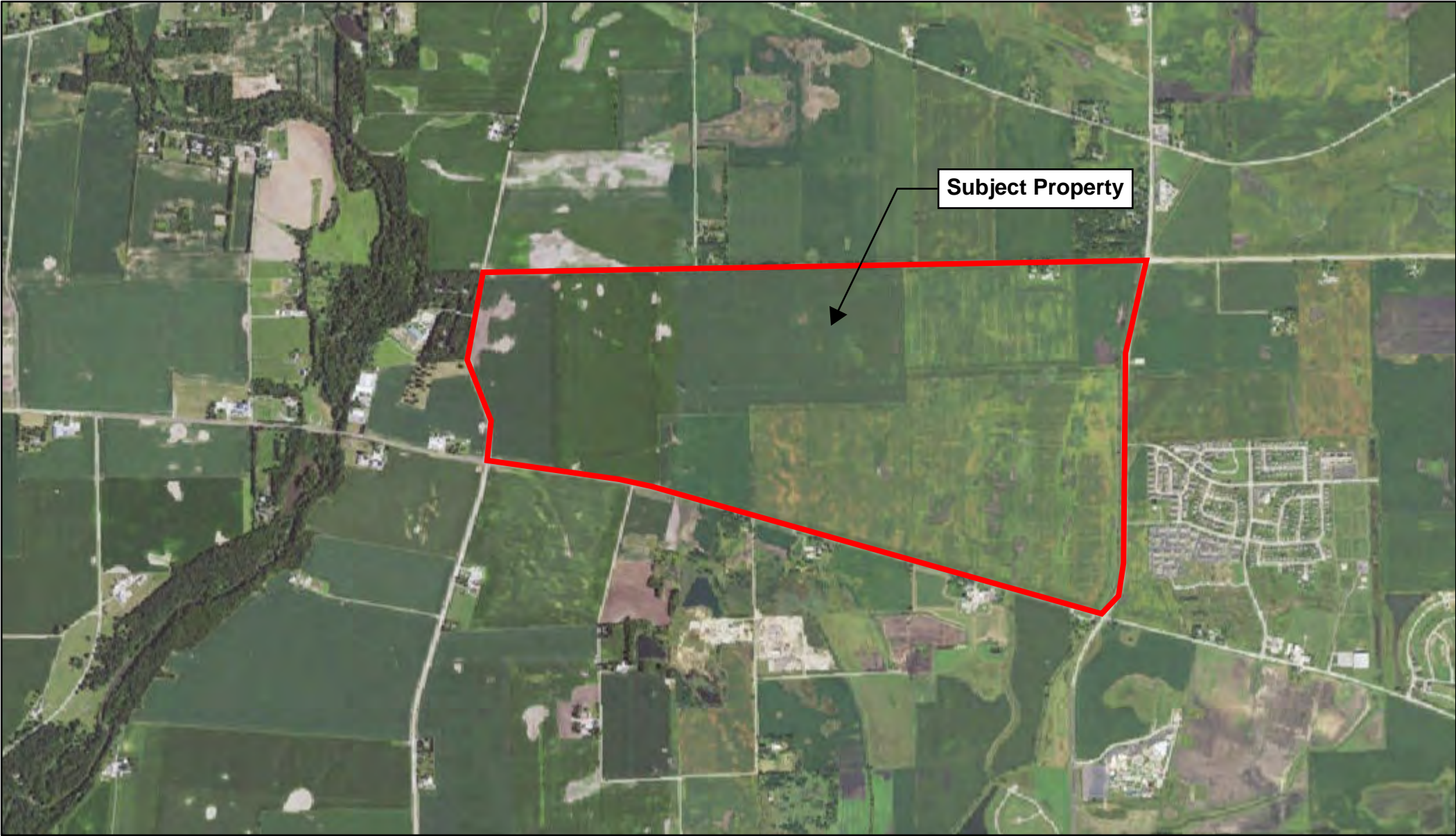


## **Appendix B – Aerial Map**

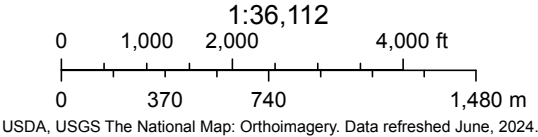
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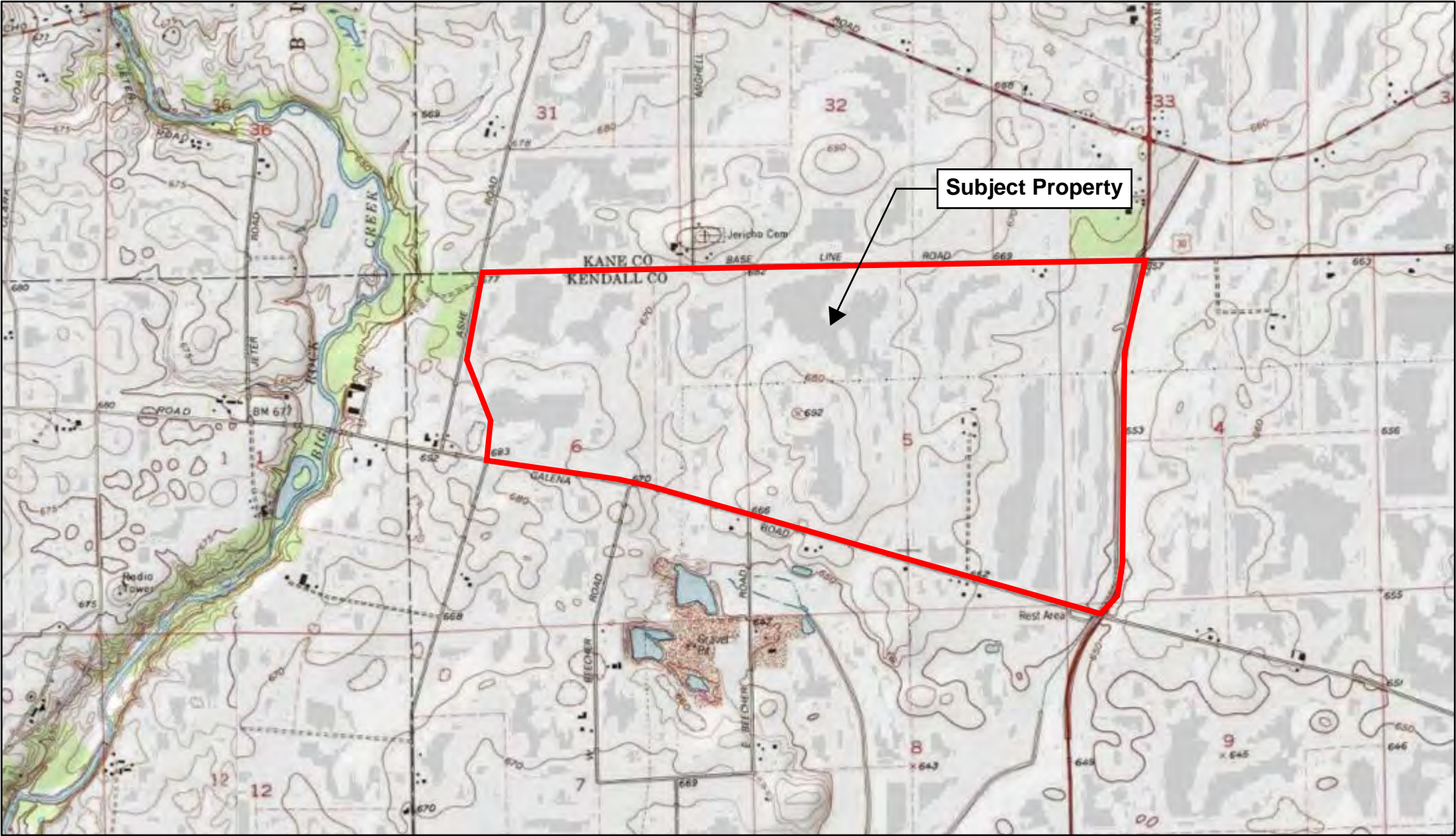


## **Appendix C – USGS Topographic Map**

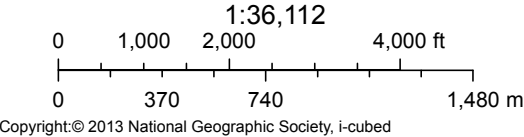
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# The National Map Advanced Viewer



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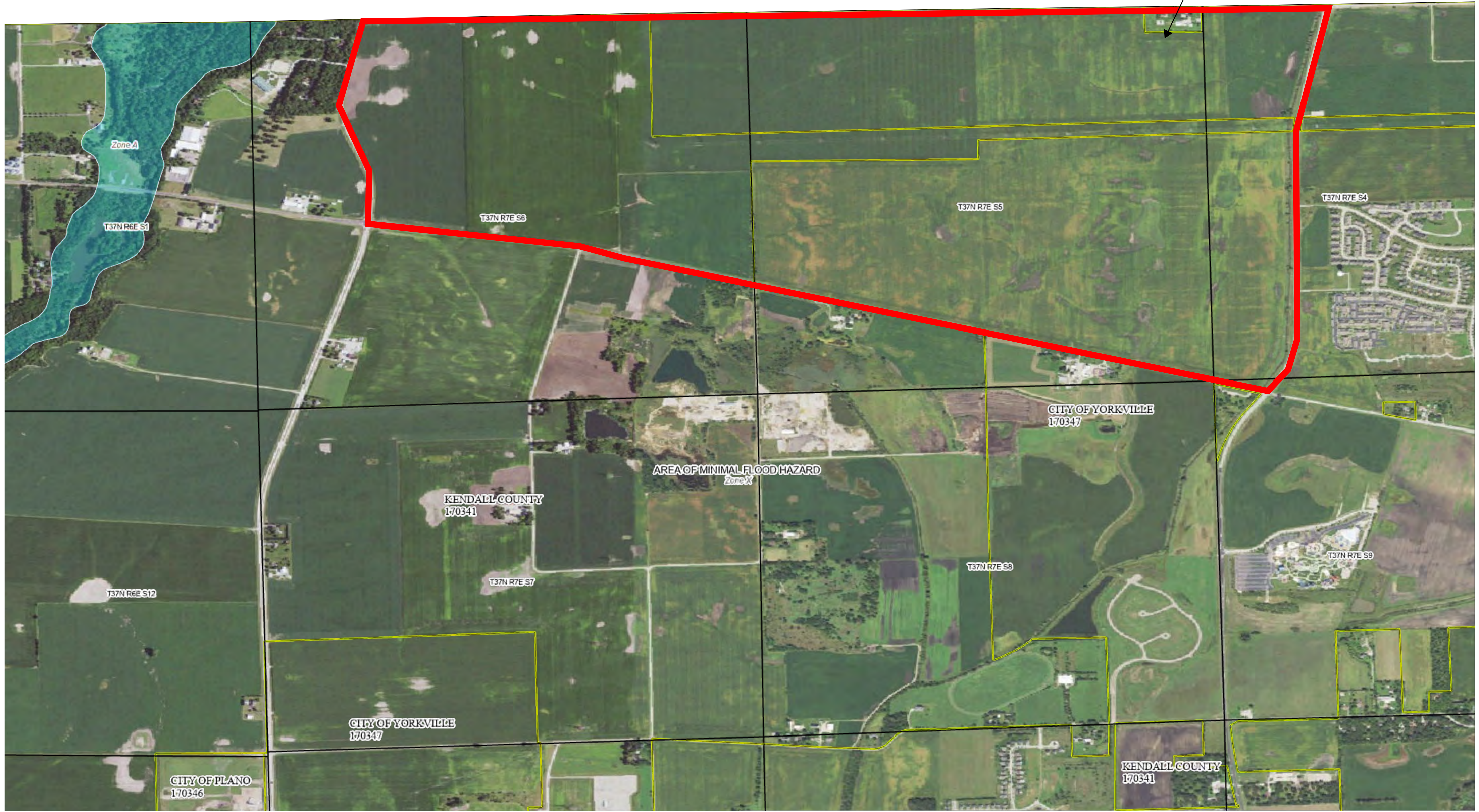




## **Appendix D – FEMA Flood Insurance Rate Map**

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FLOOD HAZARD INFORMATION

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6267) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

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

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

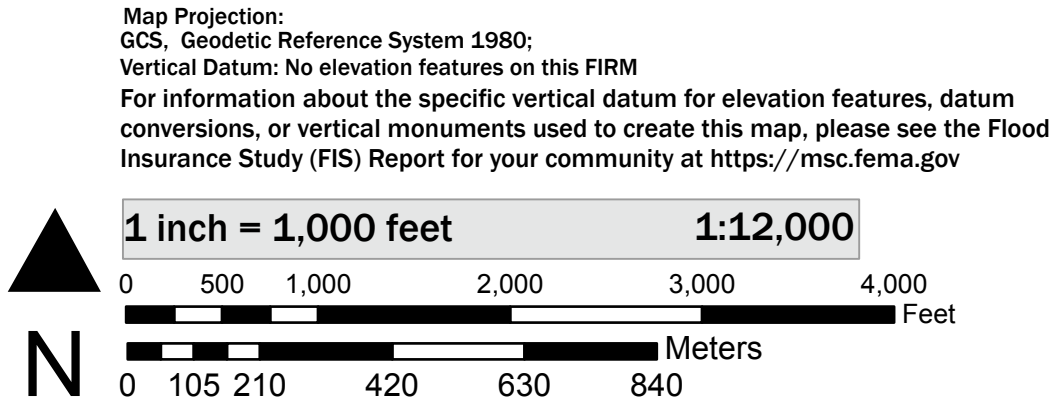
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

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

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

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

SCALE



NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP

PANEL 30 OF 225

Panel Contains:	170341	0030
	170347	0030
COMMUNITY	NUMBER	PANEL
KENDALL COUNTY	170346	0030
CITY OF YORKVILLE		
KANE COUNTY		
CITY OF PLANO		



## **Appendix E – National Wetland Inventory Map**

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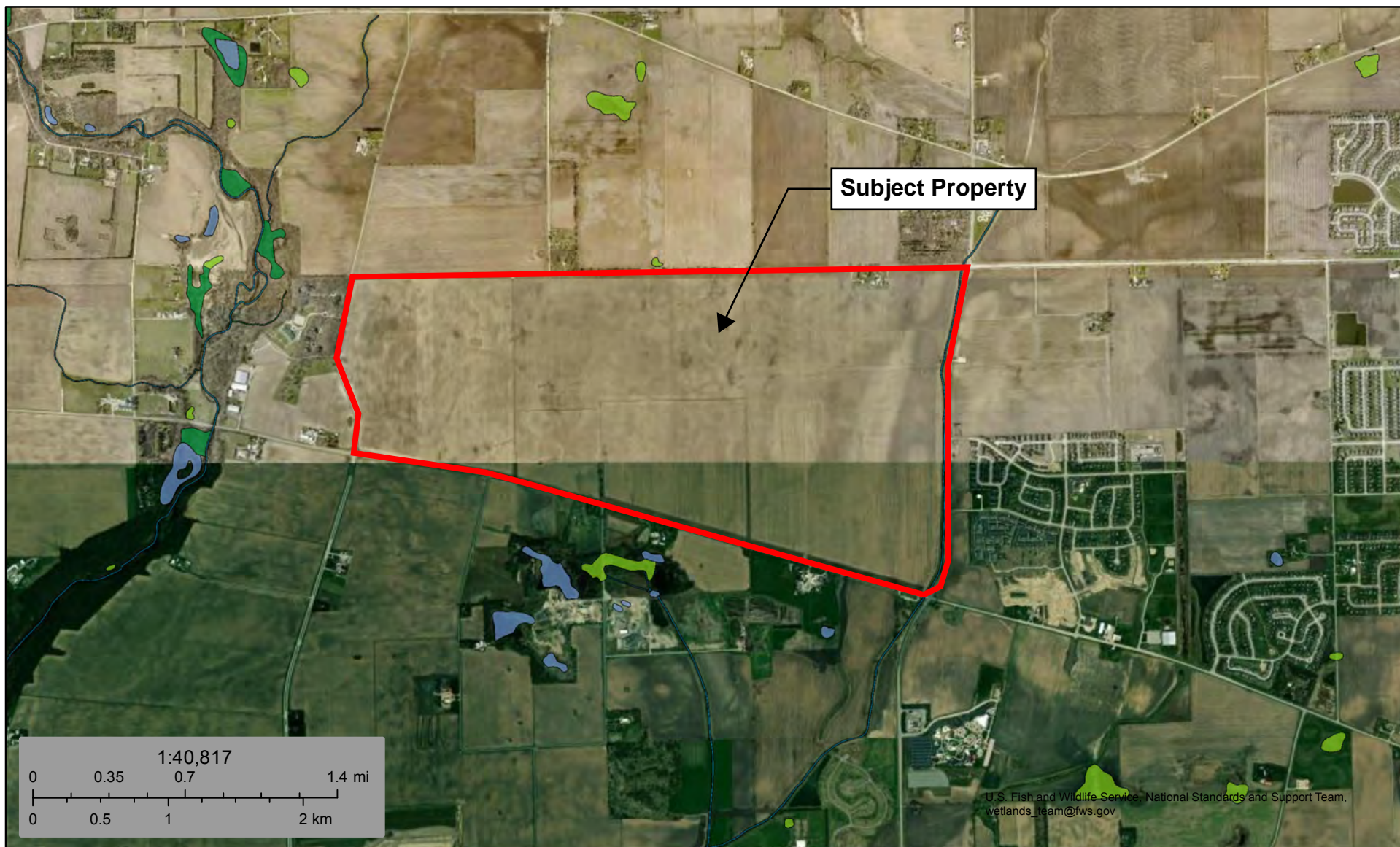




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands



March 10, 2025

### Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

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



## **Appendix F – Hydrologic Soil Groups Map**

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[illegible]

N



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Kane County, Illinois

Survey Area Data: Version 18, Aug 21, 2024

Soil Survey Area: Kendall County, Illinois

Survey Area Data: Version 21, Aug 21, 2024

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

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

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

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



## Hydrologic Soil Group

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

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



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



## Description

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

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

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

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

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher









**PIONEER DEVELOPMENT, LLC**

# **Wetland Delineation Report for Project Cardinal**

PROJECT CARDINAL

REVISION 0

MAY 23, 2025





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## List of Abbreviations

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





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





# 1.0 Introduction

---

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

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

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



## 2.0 Methods

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

### 2.1 Existing Data Review

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

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

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

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

### 2.2 Wetland Delineation

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

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

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

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



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

### **2.2.1 Hydrophytic Vegetation**

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

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

### **2.2.2 Hydric Soil**

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

### **2.2.3 Wetland Hydrology**

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

### **2.2.4 Surface Water Assessment**

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

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

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



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

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

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

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

### **2.2.5 Floristic Quality Assessment**

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

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

### **2.2.6 High Quality Aquatic Resource**

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



## 2.3 Farmed Wetland Determination

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



## 3.0 Results

---

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

### 3.1 Existing Data Review

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

#### 3.1.1 USGS 7.5-minute Topographic Maps

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

#### 3.1.2 FEMA FIRM

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

#### 3.1.3 USFWS NWI

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

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

#### 3.1.4 USGS NHD

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

#### 3.1.5 USDA NRCS SSURGO

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



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

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

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

### 3.1.6 Farmed Wetland Determination

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

## 3.2 Site Investigation Results

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

### 3.2.1 Wetlands

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

**Table 1: Summary of Wetlands within the Survey Area**

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

(a) Assigned by Burns & McDonnell staff during the Site Investigation; W = Wetland.

(b) Symbols for wetland type: PEMf = palustrine emergent farmed wetland.

(c) No vegetation was present, both wetlands are located within agricultural fields. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.

(d) Indicator code for hydric soil: F6 = Redox Dark Surface.

(e) Indicator code for wetland hydrology: A3 = Saturation, C9 = Saturation Visible on Aerial Imagery, D2 = Geomorphic Position.





### 3.2.2 Areas Determined Not to Meet Wetland Criteria

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

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

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

(a) Tall fescue (*Lolium arundinaceum*).

(b) Indicator code for hydric soil: F6 = Redox Dark Surface.

(c) Indicator code for wetland hydrology: D2 = Geomorphic Position, C9 – Saturation Visible on Aerial Imagery, A3 = Saturation.

#### Sample Point 1 (SP-1)

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

#### Sample Point 5 (SP-5)

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



### 3.2.3 Streams

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

**Table 3: Summary of Streams within the Survey Area**

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

(a) Assigned by Burns & McDonnell staff during the site investigation; S = stream.

(b) I = Intermittent; RPW = Relatively Permanent Water

(c) Jurisdiction is based on professional judgement using the September 8, 2023, revised definition of WOTUS (88 FR 61964) which conforms to the Sackett v. Environmental Protection Agency supreme court decision dated May 25, 2023.

(d) Stream name follows USGS topographic map, NHD, or state/local data source.



## 4.0 Summary

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

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



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%20Query%20by%20Soil%20Survey%20Area%20Map%20Unit%20Rating.html. Accessed May 2025.

U.S. Fish and Wildlife Service. 2025. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Available at: <http://www.fws.gov/nwi/>. Accessed May 2025.

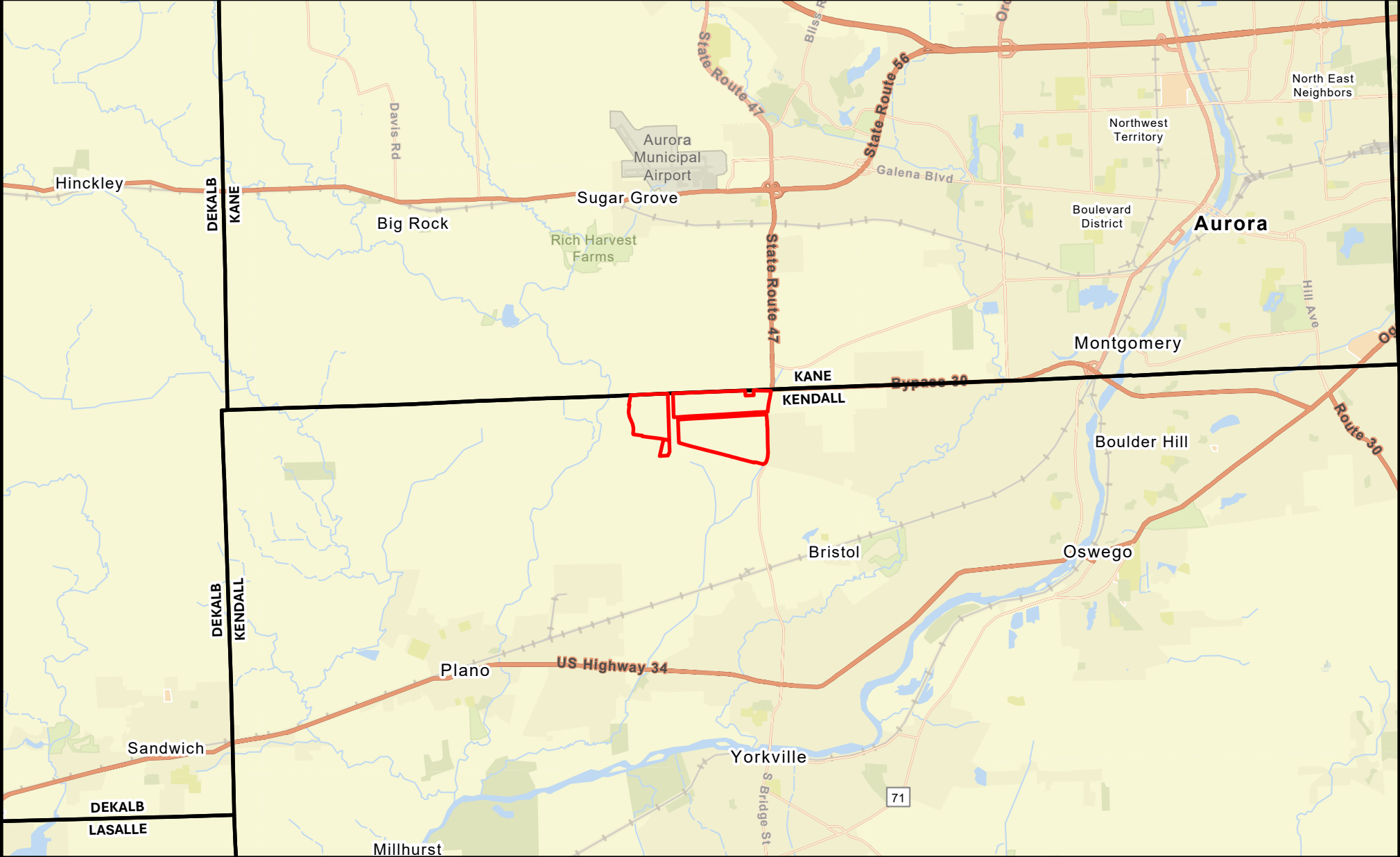
U.S. Geological Survey. 2024. 7.5-minute topographic maps. Yorkville, IL quadrangle.


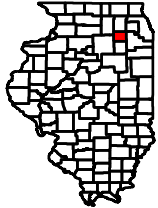
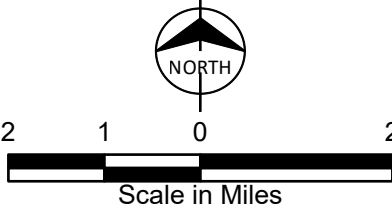



## Appendix A – Figures

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 Project Area		 <p>Scale in Miles</p>		<p>Figure 1 Overview Map Project Cardinal Pioneer Development, LLC Kendall County, Illinois</p>
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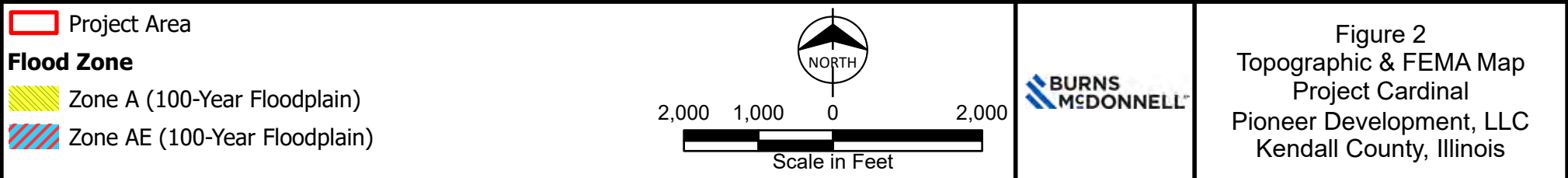
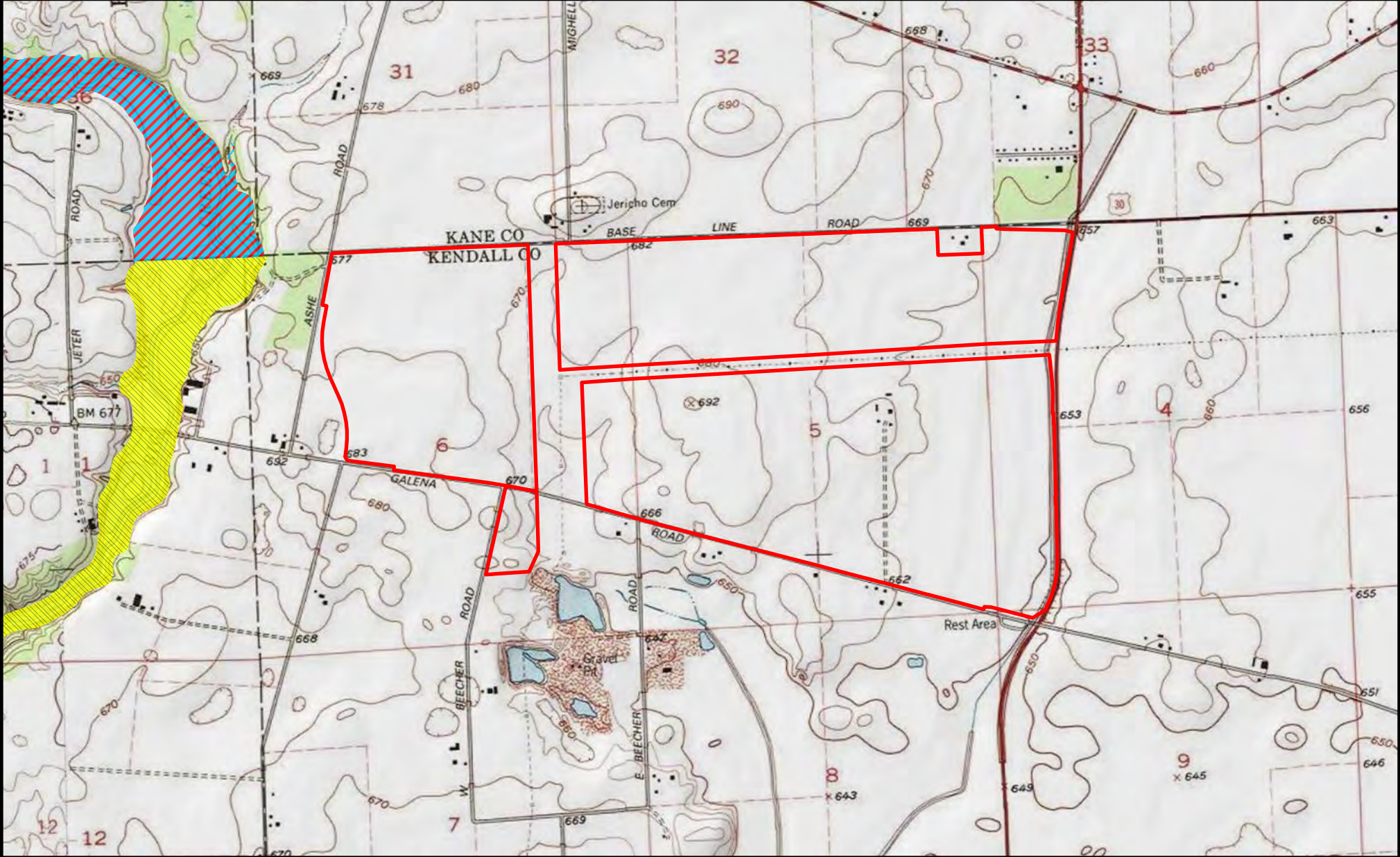


Figure 2  
Topographic & FEMA Map  
Project Cardinal  
Pioneer Development, LLC  
Kendall County, Illinois



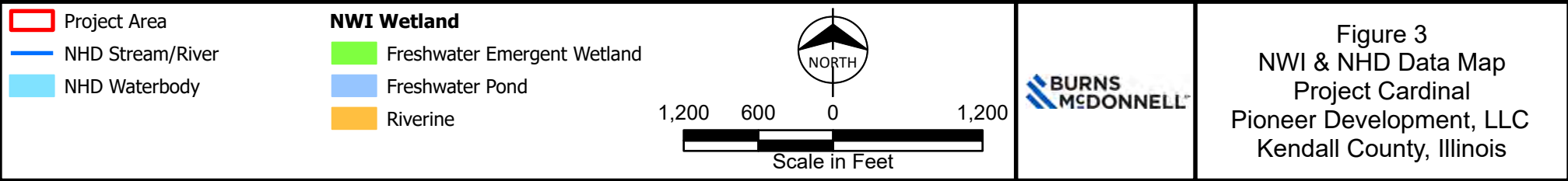
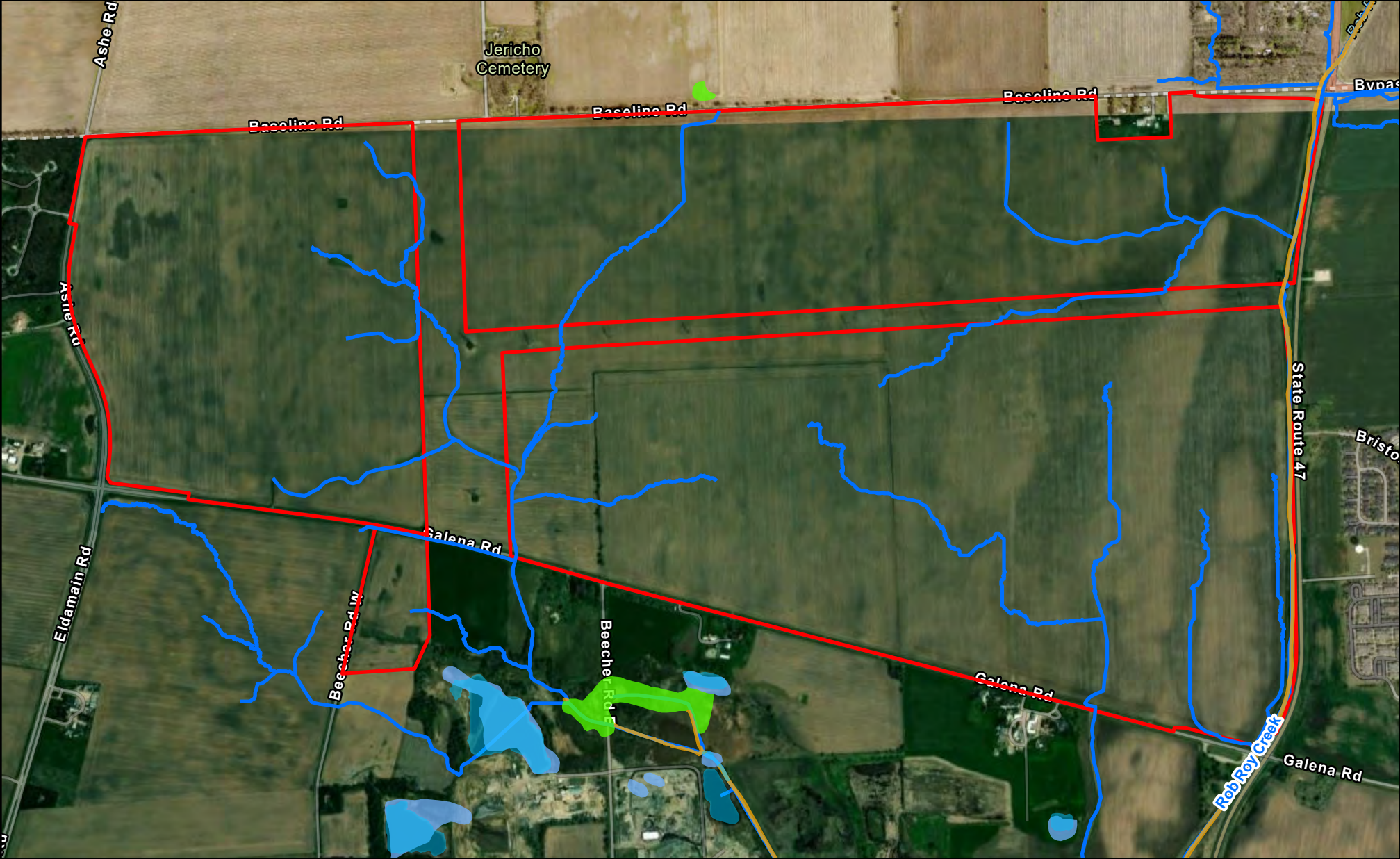
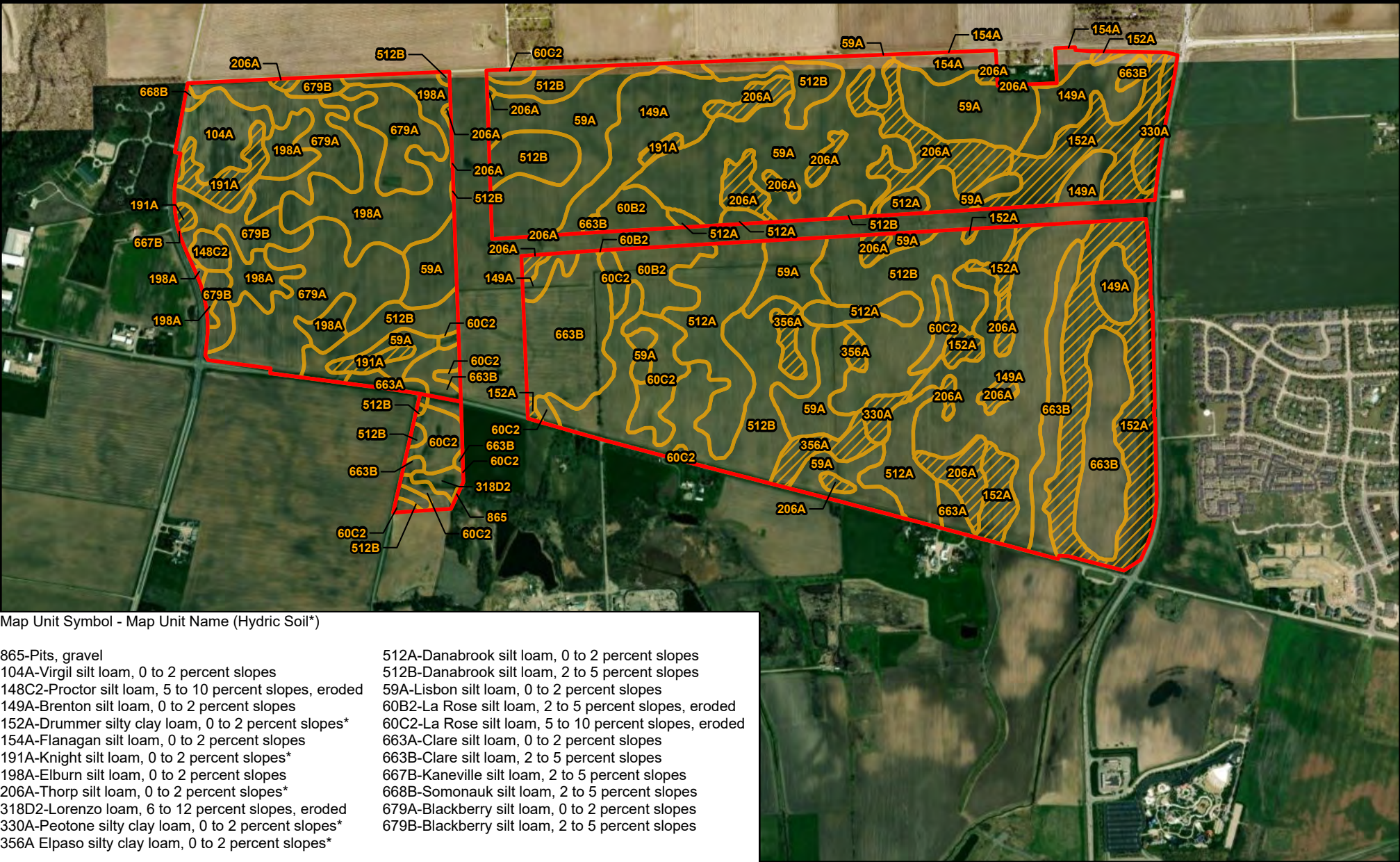


Figure 3  
NWI & NHD Data Map  
Project Cardinal  
Pioneer Development, LLC  
Kendall County, Illinois





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

Project Area

**SSURGO Soil Map Unit**

Non-Hydric Soil

Hydric Soil

NORTH

1,500 750 0 1,500

Scale in Feet

BURNS  
MCDONNELL

Figure 4

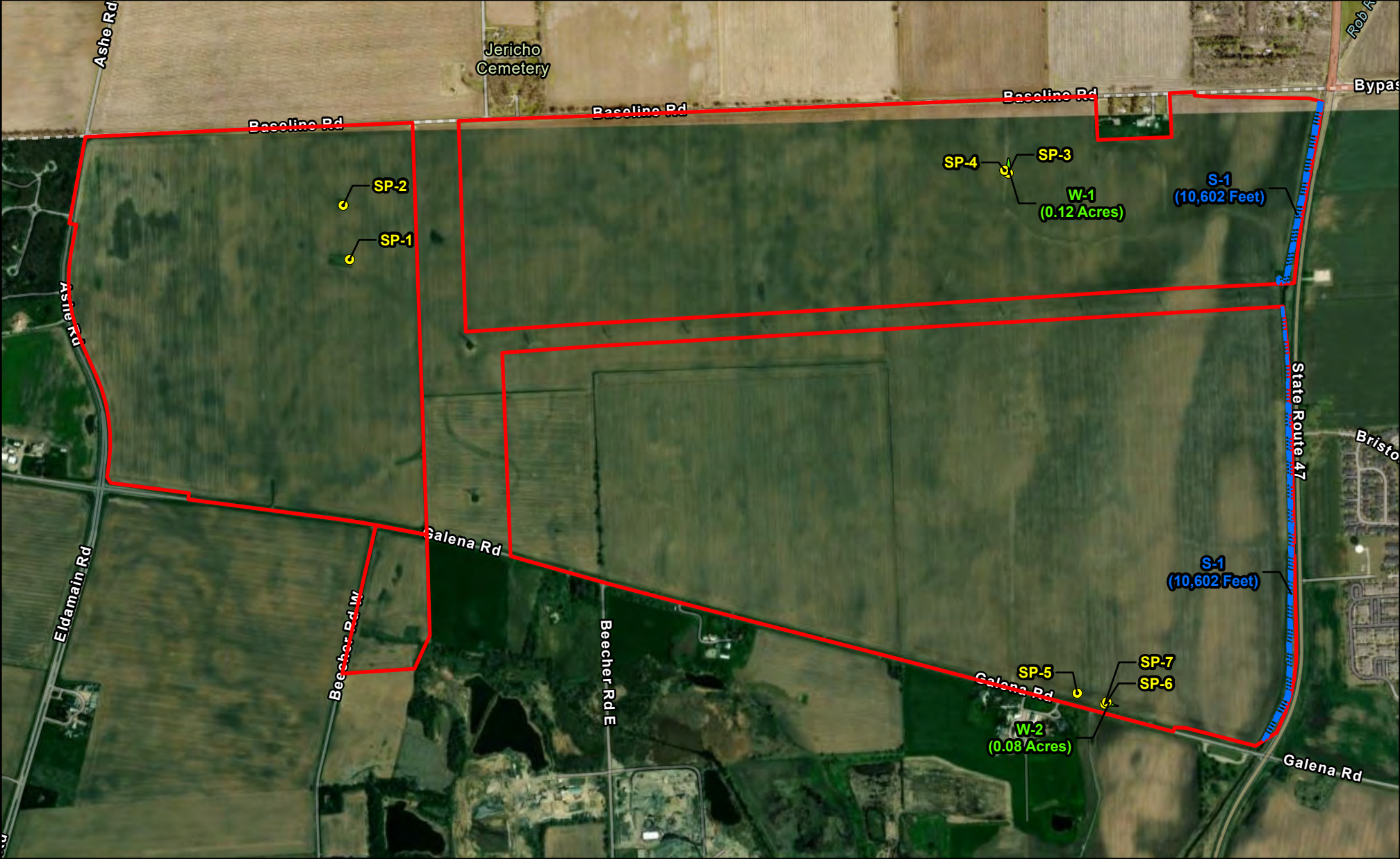
Soils Map

Project Cardinal

Pioneer Development, LLC

Kendall County, Illinois





<p><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px;"></span> Project Area</p> <p><span style="color: yellow;">●</span> Sample Plot (SP)</p>	<p><b>Stream (S)</b></p> <p><span style="color: blue;">---</span> Intermittent</p> <p><b>Wetland (W)</b></p> <p><span style="background-color: green; display: inline-block; width: 20px; height: 10px;"></span> PEM</p>	<p>NORTH</p> <p>1,200 600 0 1,200</p> <p>Scale in Feet</p>	<p>BURNS MCDONNELL</p>	<p><b>Figure 5</b></p> <p>Wetland Delineation Map</p> <p>Project Cardinal</p> <p>Pioneer Development, LLC</p> <p>Kendall County, Illinois</p>
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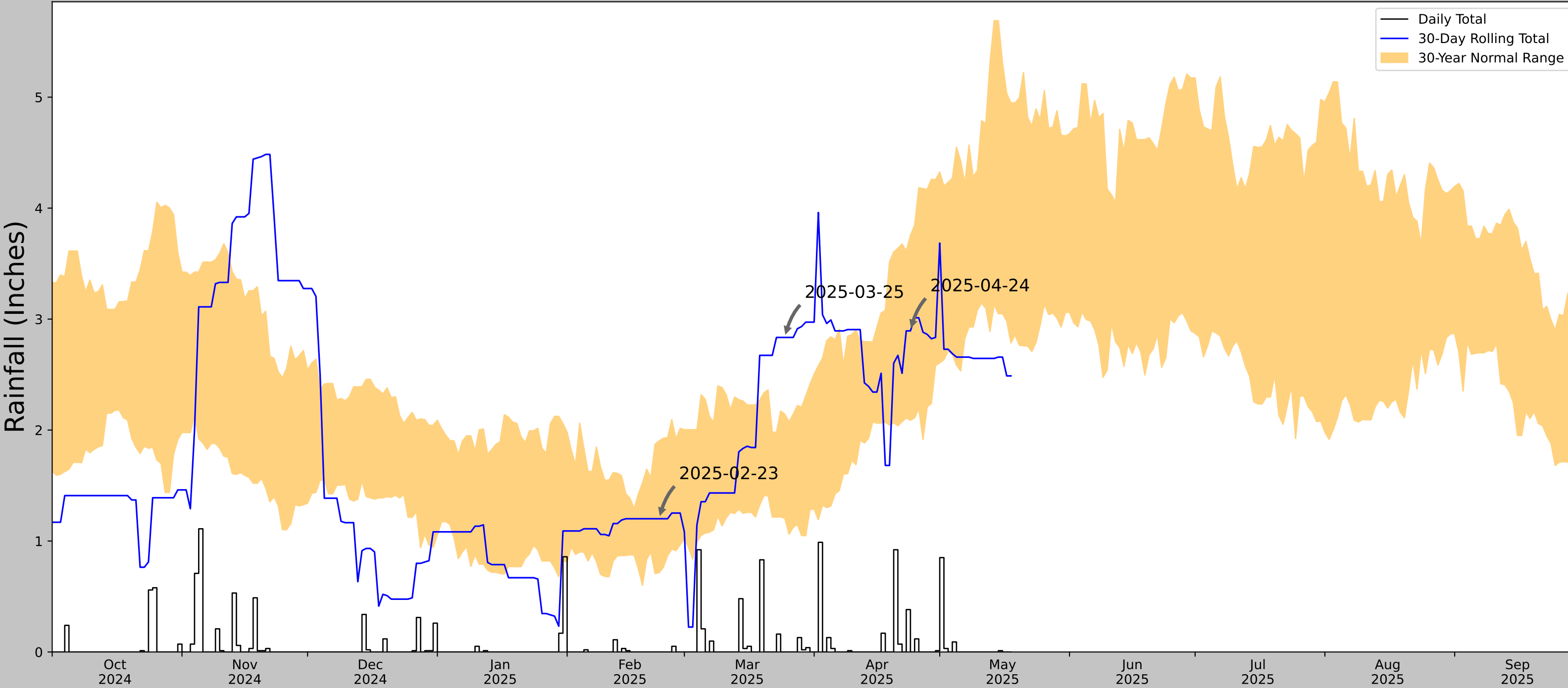


## **Appendix B – Wetland Determination Data Forms & Antecedent Precipitation Tool (APT)**

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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.717319, -88.464525
Observation Date	2025-04-24
Elevation (ft)	675.139
Drought Index (PDSI)	Mild drought
WebWIMP H <sub>2</sub> O Balance	Wet Season


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



**US Army Corps  
of Engineers®**

Figures and tables made by the  
Antecedent Precipitation Tool  
Version 2.0

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



**ERDC**  
U.S. Army Corps of Engineers Research and Development Center

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



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-1  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S06 T37N R7E  
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
Slope (%): 1 Lat: 41.71797959 Long: -88.47630689 Datum: WGS 84  
Soil Map Unit Name: 679A - Blackberry silt loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	

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

**VEGETATION – Use scientific names of plants.**

<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
=Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft r</u> )			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
=Total Cover			
<b>Herb Stratum</b> (Plot size: <u>5 ft r</u> )			
1. <u>Lolium arundinaceum</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>UPL</u>
2. <u>Taraxacum officinale</u>	<u>10</u>		<u>FACU</u>
3. <u>Daucus carota</u>	<u>5</u>		<u>UPL</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
=Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> )			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
=Total Cover			

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

**Prevalence Index worksheet:**

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

Prevalence Index = B/A = 4.81

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No ☒

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



## SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 4	10YR 2/2	100					Silty Clay Loam	
4 - 8	10YR 2/2	80					Silty Clay Loam	
4 - 8	10YR 5/3	20					Silty Clay Loam	
8 - 18	10YR 2/2	20	10YR 5/6	5	C	M	Silty Clay Loam	
8 - 18	10YR 4/2	75					Silty Clay Loam	
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: <u>Gravel</u> Depth (inches): <u>18</u>	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:

## HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <input type="text"/> Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <input type="text"/> Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <input type="text"/> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	---

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

Remarks:



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-1

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

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



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
---	--

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

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	

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

**VEGETATION – Use scientific names of plants.**

<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
=Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>60</u> x 5 = <u>300</u> Column Totals: <u>65</u> (A) <u>320</u> (B) Prevalence Index = B/A = <u>4.92</u>	
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft r</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
=Total Cover				<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<b>Herb Stratum</b> (Plot size: <u>5 ft r</u> )					
1. <u>Lolium arundinaceum</u>	<u>50</u>	<input checked="" type="checkbox"/>	<u>UPL</u>		
2. <u>Daucus carota</u>	<u>10</u>		<u>UPL</u>		
3. <u>Solanum carolinense</u>	<u>5</u>		<u>FACU</u>		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
=Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>	
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
=Total Cover					

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



## SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 20	10YR 3/2	100					Silty Clay Loam	
-								
-								
-								
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Iron Monosulfide (A18) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> Iron-Manganese Masses (F12) <input type="checkbox"/> Red Parent Material (F21) Very <input type="checkbox"/> Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)  <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
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<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b>			
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-2

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	<b>Definitions of Vegetation Strata:</b>
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
65 _____ =Total Cover				
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ =Total Cover				

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



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-3  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E  
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
Slope (%): 1 Lat: 41.7198719 Long: -88.45449415 Datum: WGS 84  
Soil Map Unit Name: 59A - Lisbon silt loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
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Remarks:  
SP-3 is located within palustrine emergent farmed (PEMf) wetland (W)-1. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

**VEGETATION – Use scientific names of plants.**

<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	
<b>Herb Stratum</b> (Plot size: <u>5 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ =Total Cover	
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ _____ =Total Cover	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u>0</u>
	<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____

Remarks: (Include photo numbers here or on a separate sheet.)  
No vegetation present, sample plot is within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.



## SOIL

Sampling Point: SP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 8	10YR 2/2	100					Silty Clay Loam	
8 - 20	10YR 2/2	60	10YR 5/6	10	C	M	Silty Clay Loam	
8 - 20	10YR 4/2	30					Silty Clay Loam	
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

## HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>18</u> Saturation Present?        Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>10</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-3

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	<b>Definitions of Vegetation Strata:</b>
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
_____ =Total Cover				
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ =Total Cover				

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

No vegetation present, sample plot is within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-4  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E  
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
Slope (%): 1 Lat: 41.71997513 Long: -88.45449317 Datum: WGS 84  
Soil Map Unit Name: 59A - Lisbon silt loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	

Remarks:  
SP-4 is located within an upland adjacent to W-1. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u>0</u>
<u>Herb Stratum</u> (Plot size: <u>5 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ =Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ _____ =Total Cover	<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	

<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>
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Remarks: (Include photo numbers here or on a separate sheet.)  
**No vegetation present, sample plot is within an agricultural field.**



## SOIL

Sampling Point: SP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 10	10YR 2/1	100					Silty Clay Loam	
10 - 20	10YR 4/3	60					Silty Clay Loam	
10 - 20	10YR 2/1	40					Silty Clay Loam	
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

## HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-4

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/Shrub</b> – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody Vine</b> – All woody vines greater than 3.28 ft in height.
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
			=Total Cover	
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
			=Total Cover	

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

No vegetation present, sample plot is within an agricultural field.



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-5  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E  
Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): Linear  
Slope (%): 0 Lat: 41.70695962 Long: -88.45256564 Datum: WGS 84  
Soil Map Unit Name: 152A - Drummer silty clay loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	

Remarks:  
SP-5 is located within an area that was determined not to be wetland. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

**VEGETATION – Use scientific names of plants.**

<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
=Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u>0</u>	
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft r</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
=Total Cover				<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<b>Herb Stratum</b> (Plot size: <u>5 ft r</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
=Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>	
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
=Total Cover					

Remarks: (Include photo numbers here or on a separate sheet.)  
**No vegetation present, sample plot is within an agricultural field.**

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## SOIL

Sampling Point: SP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 16	10YR 2/1	100					Silty Clay Loam	
16 - 20	10YR 2/1	95	10YR 5/6	5	C	M	Silty Clay Loam	
20 - 26	10YR 2/1	85	10YR 5/6	15	C	M	Silty Clay Loam	
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: <u>Compacted clay</u> Depth (inches): <u>26</u>	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

## HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>1-4</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**Saturation only present in first four inches.**



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-5

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	Definitions of Vegetation Strata:
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
			=Total Cover	
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
			=Total Cover	

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

No vegetation present, sample plot is within an agricultural field.



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-6  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E  
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
Slope (%): 1 Lat: 41.70670667 Long: -88.45158353 Datum: WGS 84  
Soil Map Unit Name: 149A - Brenton silt loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
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Remarks:  
SP-6 is located within PEMf W-2. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

**VEGETATION – Use scientific names of plants.**

<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	
<b>Herb Stratum</b> (Plot size: <u>5 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ =Total Cover	
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ _____ =Total Cover	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u>0</u>
	<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____

Remarks: (Include photo numbers here or on a separate sheet.)  
No vegetation present, sample plot is located within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.



## SOIL

Sampling Point: SP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 6	10YR 2/1	100					Silty Clay Loam	
6 - 20	10YR 2/1	60	10YR 5/6	15	C	M	Silty Clay Loam	
6 - 20			10YR 5/2	25	D	M	Silty Clay Loam	
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Iron Monosulfide (A18) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> Iron-Manganese Masses (F12) <input type="checkbox"/> Red Parent Material (F21) Very <input type="checkbox"/> Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)  <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
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<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u>				<u>Secondary Indicators (minimum of two required)</u>			
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)		<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-6

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/Shrub</b> – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody Vine</b> – All woody vines greater than 3.28 ft in height.
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
_____ =Total Cover				
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
_____ =Total Cover				
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ =Total Cover				

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

No vegetation present, sample plot is located within an agricultural field. Vegetation is assumed to be hydrophytic due to prevalence of other wetland indicators.



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Midwest Region</b> See ERDC/EL TR-10-16; the proponent agency is CECW-COR	<b>OMB Control #: 0710-0024, Exp: 09/30/2027</b> <b>Requirement Control Symbol EXEMPT:</b> <b>(Authority: AR 335-15, paragraph 5-2a)</b>
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Project/Site: Project Cardinal City/County: Kendall County Sampling Date: 2025-04-24  
Applicant/Owner: Pioneer Development, LLC State: Illinois Sampling Point: SP-7  
Investigator(s): Burns & McDonnell (C. Most, L. Belleville) Section, Township, Range: S05 T37N R7E  
Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): Linear  
Slope (%): 0 Lat: 41.70668964 Long: -88.45166761 Datum: WGS 84  
Soil Map Unit Name: 152A - Drummer silty clay loam, 0 to 2 percent slopes NWI classification: \_\_\_\_\_  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	

Remarks:  
SP-7 is located within an upland adjacent to W-2. The USACE Antecedent Precipitation Tool indicated the Survey Area was experiencing normal conditions at the time of field surveys.

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ =Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u>0</u>
<u>Herb Stratum</u> (Plot size: <u>5 ft r</u> ) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ =Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft r</u> ) 1. _____ 2. _____ _____ =Total Cover	<b>Hydrophytic Vegetation Indicators:</b> ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	

<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>
---

Remarks: (Include photo numbers here or on a separate sheet.)  
**No vegetation present, sample plot is within an agricultural field.**



## SOIL

Sampling Point: SP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 18	10YR 2/1	100						
18 - 20	10YR 2/1	90	10YR 4/2	8	D	M	Silty Clay Loam	
18 - 20			10YR 5/4	2	C	M	Silty Clay Loam	
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

## HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	



**VEGETATION Continued** – Use scientific names of plants.

 Sampling Point: SP-7

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/Shrub</b> – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody Vine</b> – All woody vines greater than 3.28 ft in height.
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Sapling/Shrub Stratum</u>				
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
			=Total Cover	
<u>Herb Stratum</u>				
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
15. _____	_____	_____	_____	
16. _____	_____	_____	_____	
17. _____	_____	_____	_____	
18. _____	_____	_____	_____	
19. _____	_____	_____	_____	
20. _____	_____	_____	_____	
21. _____	_____	_____	_____	
22. _____	_____	_____	_____	
			=Total Cover	
<u>Woody Vine Stratum</u>				
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
			=Total Cover	

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

No vegetation present, sample plot is within an agricultural field.



## Appendix C – Photograph Log

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Photograph 1: View of Sample Plot (SP)-3 located within Palustrine Emergent, farmed (PEMf) Wetland (W)-1, facing south.



Photograph 2: View of SP-4 located within an upland area adjacent to W-1, facing east.





Photograph 3: View of SP-6 located within PEMf W-2, facing north.



Photograph 4: View of SP-7 located within an upland area adjacent to W-2, facing north.





Photograph 5: Representative view of Stream (S)-1 within the Survey Area, facing south towards Galena Road.



Photograph 6: Representative view of a drainage feature to S-1 within the Survey Area, facing west.





Photograph 7: Representative view of culvert that facilitates water movement to S-1 within the Survey Area, facing east.



## **Appendix D – Farmed Wetland Determination**

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### FWD Summary

FWD Signature	WET	NORMAL/DRY					Number of Signatures Present on Normal/Dry Year Images	Mapped NWI (Y/N)	Hydric Soil	Meets FWD Requirements (Y/N)	Signature Type	Comments
Year	2013	2015	2017	2018	2023	2024						
Aerial Source	Google Earth	Google Earth	Google Earth	Google Earth	Google Earth	Google Earth						
Aerial Date	5/23/2013	9/20/2015	9/9/2017	7/11/2018	6/19/2023	5/3/2024						
APT Tool <sup>1</sup>	WET	NORMAL	NORMAL	NORMAL	DRY	NORMAL						
1	X	X	X	X	X	X	5	N	N	Y	SP-1	Upland vegetation
2	X	X	X	X	X	X	5	N	N	Y	SP-2	Upland vegetation, no hydric soil
3		X	X				2	N	Partial	Y	NA	Absence of Geomorphic Position
4	X	X	X	X	X	X	5	N	Partial	Y	NA	Elevated property line, upland vegetation
5	X	X	X	X	X	X	5	N	N	Y	NA	Absence of Geomorphic Position, upland vegetation
6	X	X	X	X	X		4	N	N	Y	NA	Absence of Geomorphic Position
7	X	X	X	X	X		4	N	N	Y	NA	Absence of Geomorphic Position
8	X	X	X	X	X	X	5	N	N	Y	NA	Absence of Geomorphic Position, upland vegetation
9	X						0	N	Partial	N	NA	Absence of Geomorphic Position
10	X	X	X		X	X	4	N	Partial	Y	W-1	
11	X	X			X	X	3	N	Y	Y	NA	Absence of Geomorphic Position, upland vegetation
12	X	X	X	X	X	X	5	N	Partial	Y	NA	Elevated property line, upland vegetation
13	X						0	N	N	N	NA	Absence of Geomorphic Position
14	X	X			X	X	3	N	N	Y	NA	Absence of Geomorphic Position
15	X	X				X	2	N	Partial	N	NA	Absence of Geomorphic Position
16	X	X		X			2	N	Partial	N	NA	Absence of Geomorphic Position
17	X	X	X	X	X	X	5	N	Partial	Y	NA	Field Access entrance

<sup>1</sup> Antecedent Precipitation Tool (APT) <https://www.epa.gov/nwpr/antecedent-precipitation-tool-apt>









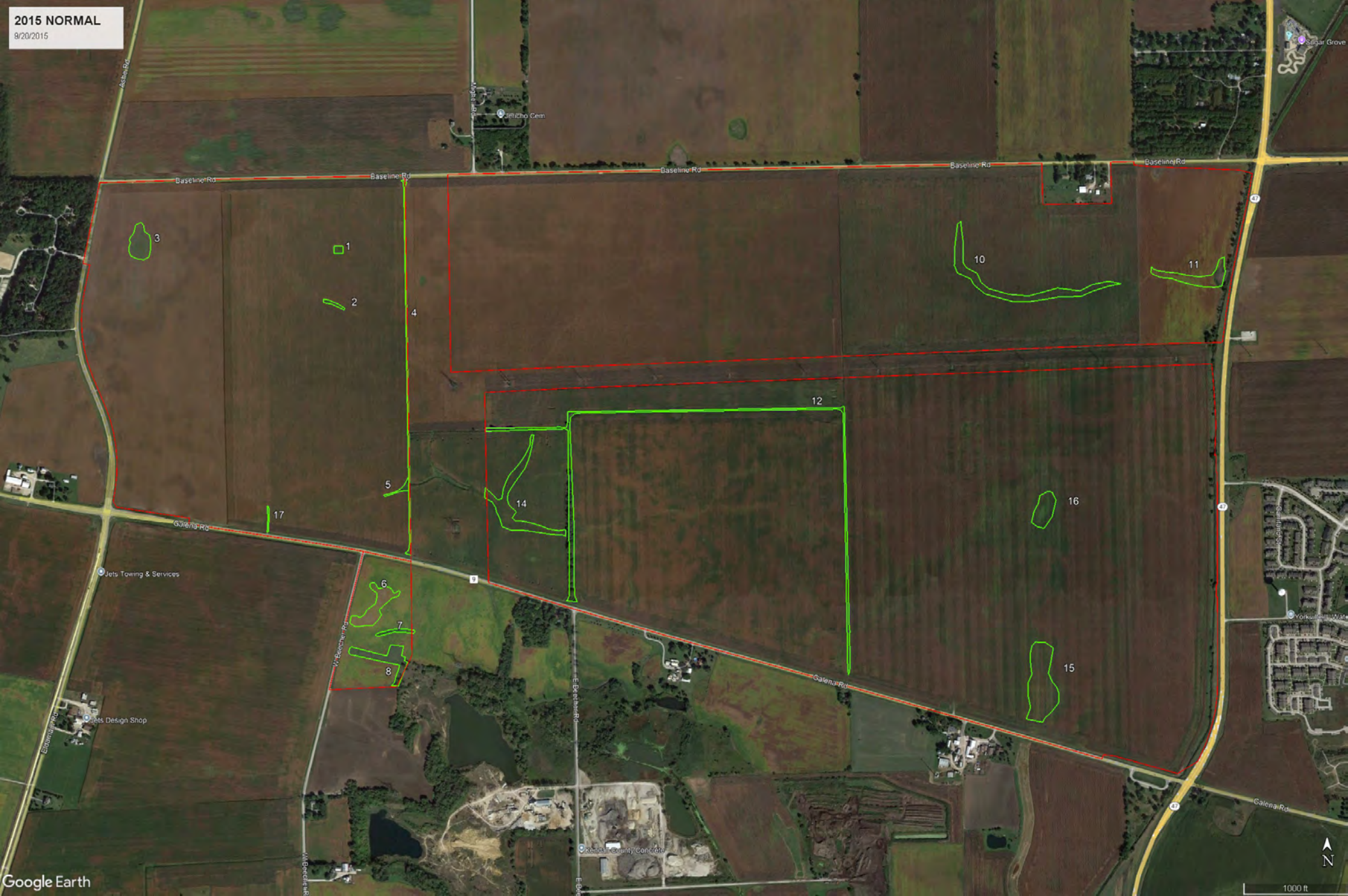




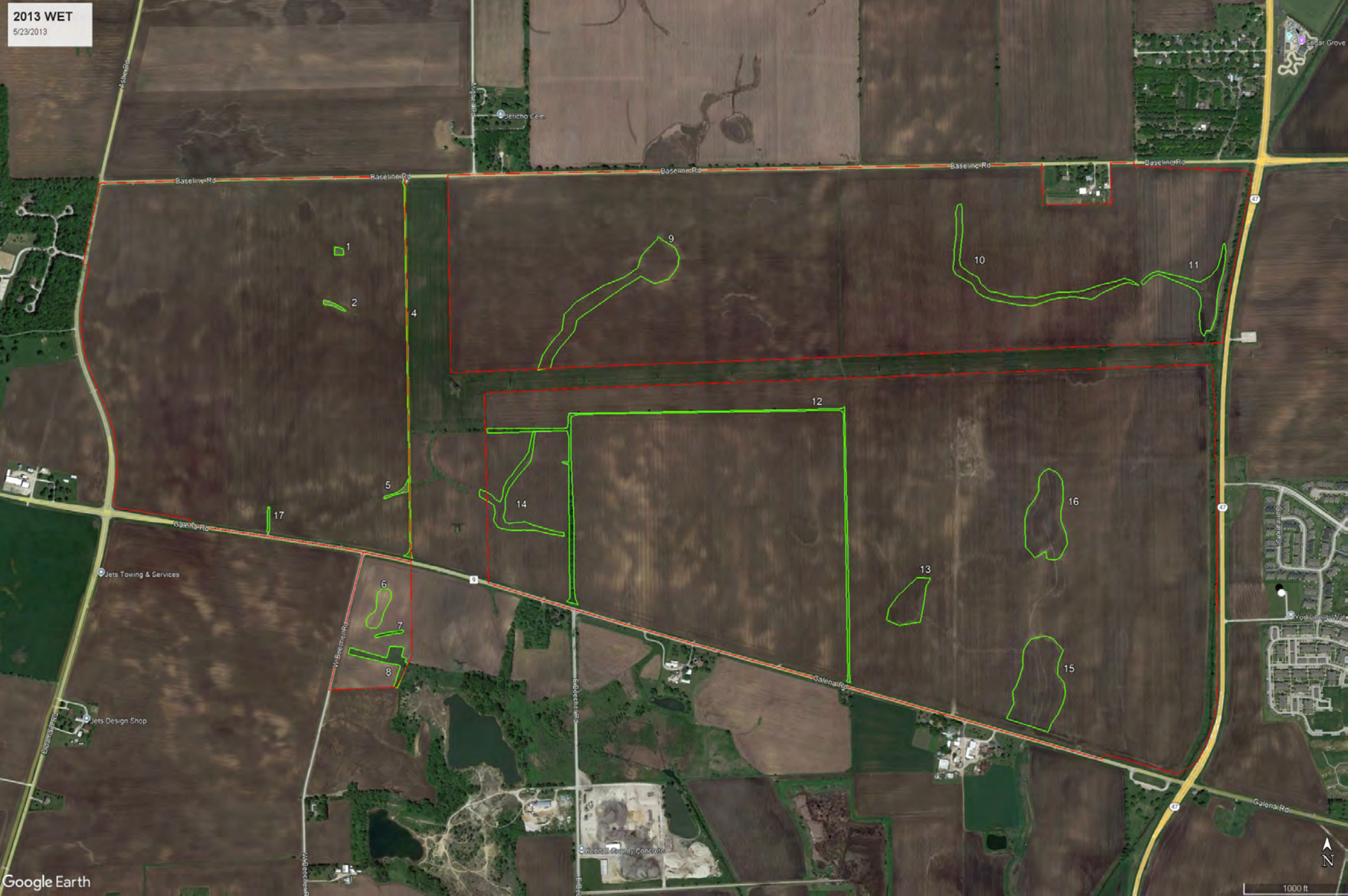


















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# PROJECT CARDINAL

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## Section 11

### Security Fencing





# Security Fencing

Project Cardinal

PROJECT NO. 182671

REVISION A

MARCH 14, 2025





## Proposed Security Fence Details

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### Option A: Ameristar Perimeter Security USA Inc

1. Product Name: Ameristar Impasse II
2. Description: Ornamental high security fence system
3. Fence Height: 10'-0" overall including foundation elements
4. Finish/Color: Power coated black (all elements)

### Option B: Betafence USA (Guardiar)

1. Product Name: Palisade
2. Description: Ornamental high security fence system
3. Fence Height: 10'-0" overall including foundation elements
4. Finish/Color: Powder coated black (all elements)



## **Appendix A – Ameristar Impasse II**

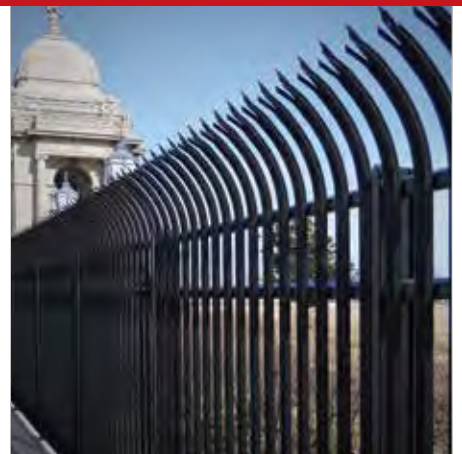
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# IMPASSE II<sup>®</sup>



## HIGH SECURITY STEEL PALISADE FENCING



FENCE PRODUCTS

[AMERISTARFENCE.COM](http://AMERISTARFENCE.COM) | 800-321-8724

Experience a safer and more open world

**AMERISTAR<sup>®</sup>**

**ASSA ABLOY**





# AESTHETIC APPEAL. UNPARALLELED PROTECTION.

*Traditional security fences* of chain link or wire mesh *are no longer enough* to meet today's increased security demands. Ameristar's Impasse II security fence offers the *resistive strength* of heavy-duty *steel pales secured vertically* to a framework of *specially formed rails and I-beam posts*. The stylish design of the Impasse II, combined with its strength and security, *provides a successful first line of defense*.







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*Primary applications for Impasse II ornamental steel fence systems include:*

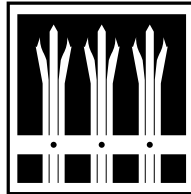
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- ***Military Sites***
- ***Government Facilities***
- ***Petroleum & Chemical Facilities***
- ***Power Plants & Substations***
- ***Airports***
- ***Data Centers***
- ***Ports of Entry***
- ***Water Treatment & Storage***



# IMPASSE II®

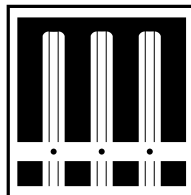
## HIGH SECURITY STEEL PALISADE FENCE



### TRIDENT™

The Impasse Trident *pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.* The intimidating look of the Trident corrugated pale is a *visual deterrent* to any who would dare to intrude.

- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS



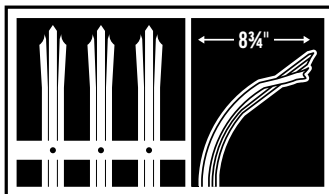
### STRONGHOLD™

The *blunt, slightly rounded tip* of the Stronghold offers strength when necessary, while providing *safety and security to the general public.* The Stronghold features the *same structural configurations of its high-security counterparts.*

- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS



2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS



**GAUNTLET™**

Gauntlet is designed with *high-tensile steel corrugated pales* that rise above the topmost rail with an outward curve and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

- 3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 7' & 8' HEIGHTS

### ANTI-SCALE OPTION

The Impasse II *Anti-Scale fence system* has *decreased pale spacing*, which helps deter the assailant from climbing, and *increases the delay time when trying to cut or pry through the fence*.

### COLOR OPTIONS



*Custom colors also available*



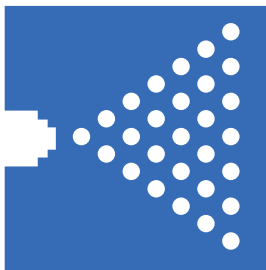




# PERMACOAT™

Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a "no-mar" polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.

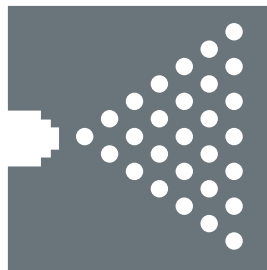
## PRE-TREATMENT



### ALKALINE WASH

Cleans metal for proper adhesion of zinc phosphate

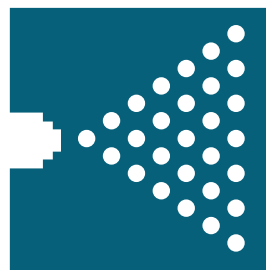
1



### FIXIDINE RINSE

Rinses excess alkaline prior to zinc phosphate application

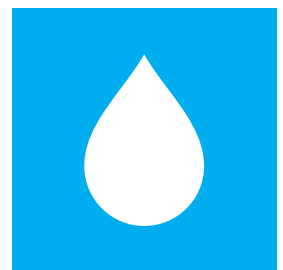
2



### PHOSPHATE RINSE

Corrosion resistant layer that assists in bonding powder coating

3

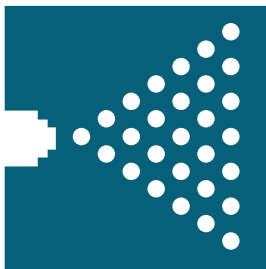


### CLEAR WATER RINSE

A bit of clean H2O to prep for the next phase

4

## DOUBLECOATING



### EPOXY POWDER COAT

Epoxy powder is electrostatically applied

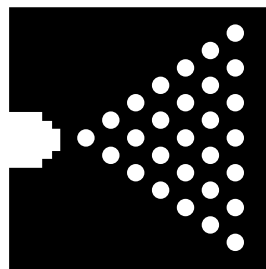
8



### EPOXY GEL OVEN

Powder is gelled & cured to finish coat

9



### POLYESTER POWDER

TGIC powder is electro-statically applied

10

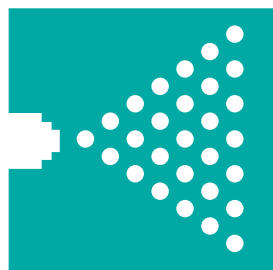


### FINISH CURING OVEN

Seals finish for years of maintenance free use

11





#### NON-CHROMATE SEAL

Barrier to prevent moisture from reaching base metal

5



#### CLEAR WATER RINSE

Final wash in H<sub>2</sub>O to remove any excess debris or particles

6



#### DRYING OVEN

Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE 7-STAGES WILL HAVE **REMOVED EVERYTHING** FROM THE SURFACE OF THE STEEL THAT **MIGHT INHIBIT** THE FINISH FROM **PROPERLY ADHERING** DURING THE **NEXT 4-STAGES** OF THE COATING PROCESS.

## CORROSION TESTING

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. *The results speak for themselves.*



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS  
Iron Phosphate +  
Polyester Powder Coat



SINGLE COAT PROCESS  
Zinc Phosphate +  
Polyester Powder Coat

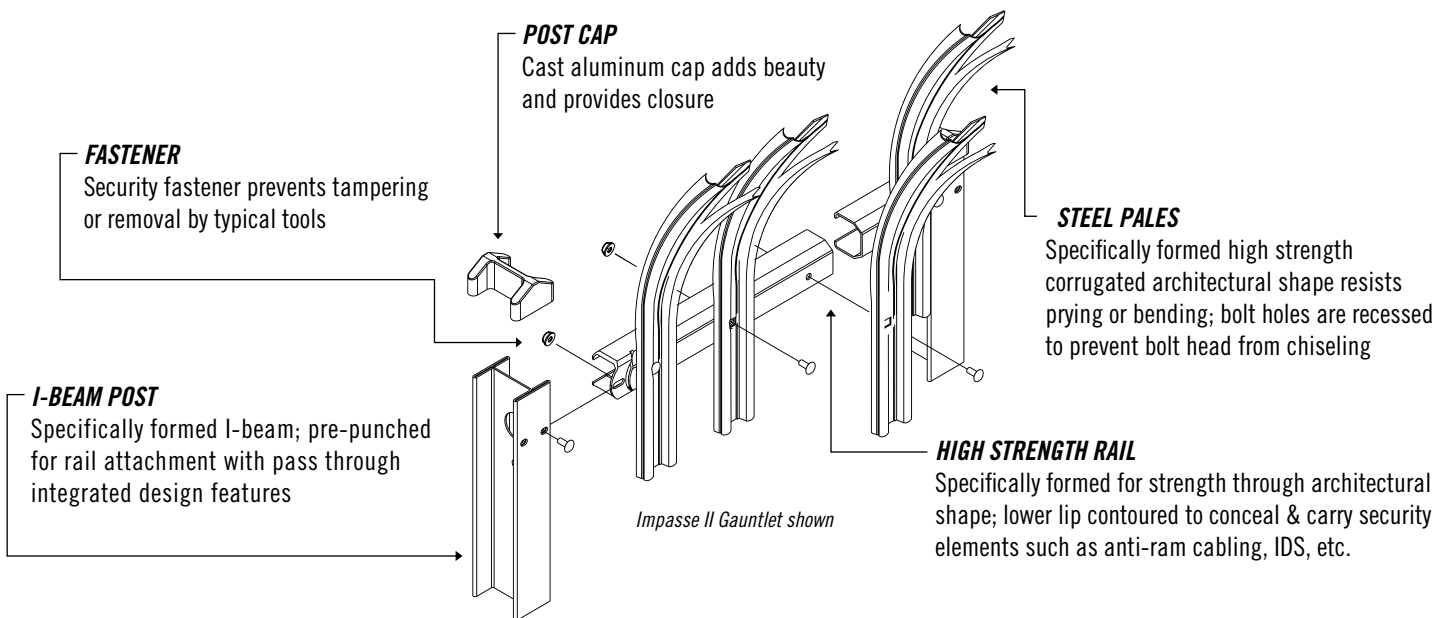


PERMACOAT PROCESS  
Zinc Phosphate +  
Epoxy Powder Coat +  
Polyester Powder Coat



# IMPASSABLE DESIGN

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL**. Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY**.



## PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.





*Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism*



*Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry*



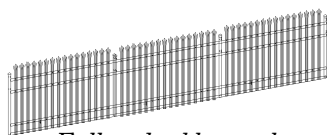
*Ameristar is committed to providing products that meet the Buy American Act*



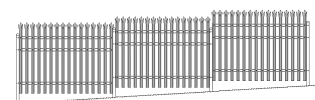
*Ameristar products have the opportunity to earn LEED points*

## RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



*Fully rakeable panels*



*Stair-stepping panels*

## DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



*(inside of rail shown above / view from protected side)*

*When installing these security elements use Impasse II as a platform:*

- **Communication & Video Cables**
- **Intrusion Detection / Fiber Optic Cables**
- **Access Control Wiring**
- **Conduits**
- **Anti-Ram Cabling (Stalwart IS)**



# STALWART IS<sup>®</sup>

**ANTI-RAM BARRIER + SECURITY FENCE**

Stalwart IS unites the *strongest security fence available* with the *most widely used anti-ram perimeter barrier*. The appearance of Stalwart IS is a great *visual deterrent* that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.

**M50 M40 M30**

**PU60 PU50 K12 K8 K4**

Stalwart IS offers *multiple anti-ram ratings*. Each installation can be designed with the most appropriate standoff distance from the asset.



## ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



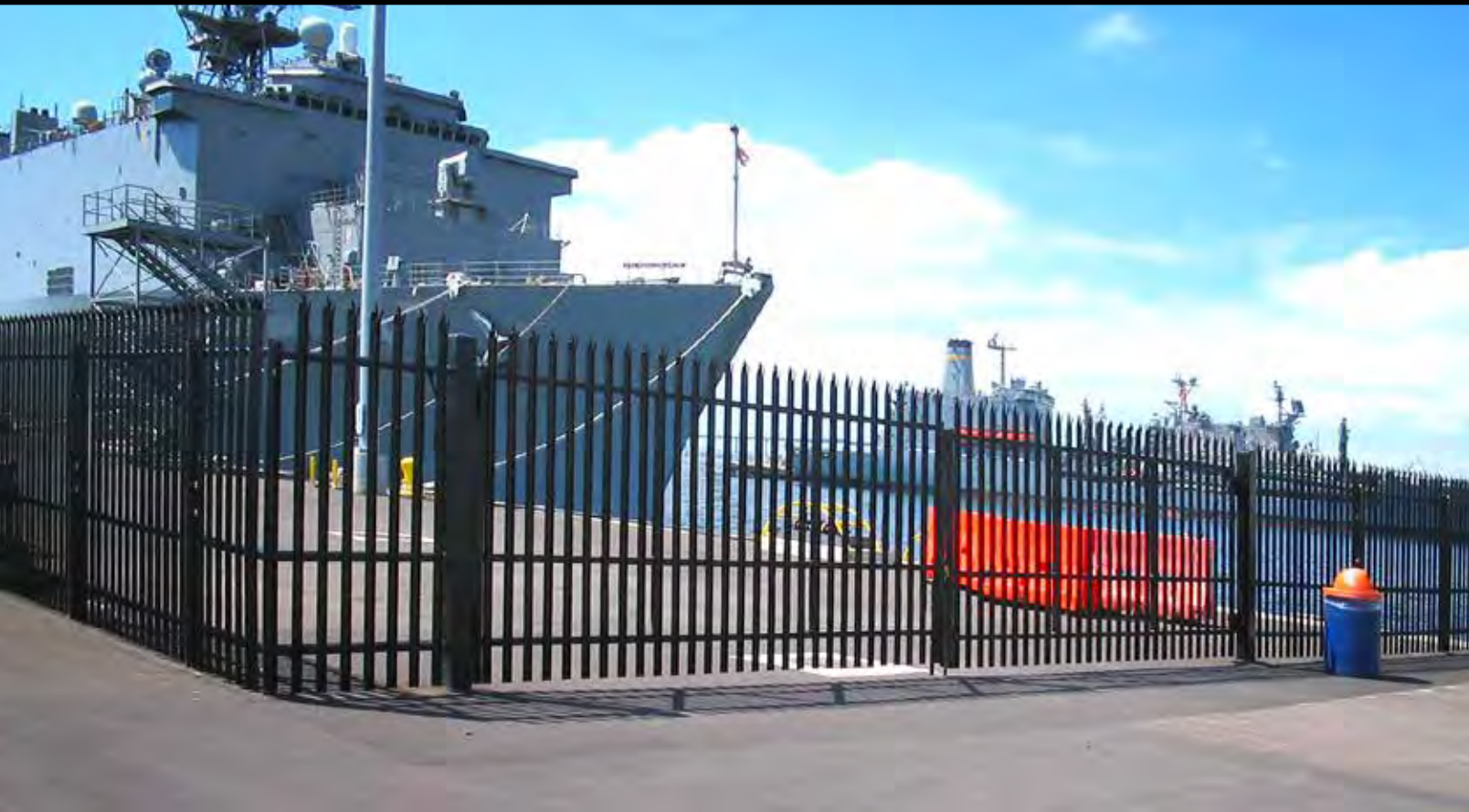
Ameristar's *Project Solution Specialists* are *experienced in every facet of perimeter security design*. Our goal is to assist the architectural community in finding the *best perimeter & entry solutions* for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services *our team offers to complete your project design*.



# SLIDE GATES & SWING GATES

*Egress & ingress* requirements are unique to each application. *Managing traffic flow & usage demands* are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to *balance function, security & beauty*.

Ameristar *Transport™* & *Passport™* sliding gates perfectly match the perimeter fence system to create a *seamless & stunning design* while exuding a *commanding presence* of security built to unite perimeter and entry.





# WHY CHOOSE AMERISTAR

## ➤ KNOWLEDGE & EXPERIENCE

Ameristar was chartered over *30 years ago* in response to the *demand by consumers & specifiers for specialty fence products*. Ameristar offers an *aesthetically pleasing product* that is both *high in quality & affordability*. This has been achieved by maximizing *high-volume productivity*, increasing product design strength, and promoting *simplistic installation*.

## ➤ PROVEN CAPABILITY

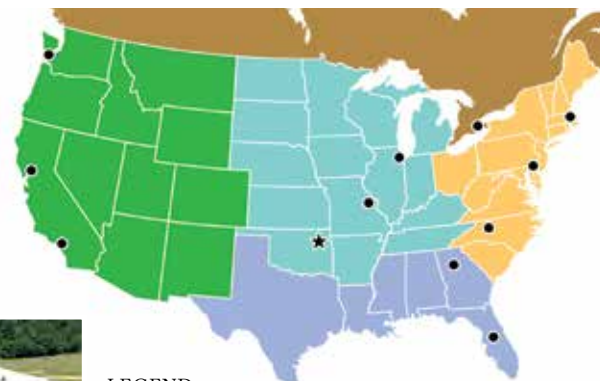
Ameristar's integrated *in-house process & extensive raw material inventory* results in much improved productivity and availability compared to the competition. By having a *vast finished goods inventory*, Ameristar is capable of *delivering finished products faster* than competitors who sublet the majority of their operations.

## ➤ INDUSTRY LEADERSHIP

Over the years Ameristar has continually *raised the bar* across the board in the *manufacturing of high quality*, innovative fencing products. Our demonstrated commitment to *upholding higher values* translates into superior products that *go far beyond* merely meeting minimum industry standards.



*Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.*



#### LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers

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## **Appendix B – Betafence Palisade**

---



## Palisade

## ARCHITECTURAL SECURITY BARRIER

### Product detail



- Flexible and fast installation
- Integration-ready raceways
- Covers a wide range of protection requirements
- 15 Year warranty
- Superior anti-corrosion coatings

### BENEFITS

#### Deter and delay

The Palisade system presents an architecturally-pleasing security barrier designed to deter attacks and discourage scaling. The high-strength steel construction delays intrusion attempts by enough time for security response teams to deploy effectively.

#### Fast and flexible installation

Because of its unique rail support, Palisade is fast and easy to install, even on sloping surfaces. Depending on security requirements, rail and post spacing is fully customizable.

#### Seamless integration

This barrier solution can be integrated with Intrusion Detection and other electronic security components, protecting cabling through a raceway of steel rails within the framework of the Palisade Fence System.

#### Anti-ram barrier add on available

Anti-Ram Barriers can be integrated into Palisade or installed as a stand-alone solution providing formidable resistance to vehicular attack.

### Security level



### Applications



### Functionalities





## Complete Range



Pinnacle Round Top



Defender Splayed



Pinnacle Splayed

## Panels

Panels feature strong and secure steel pales available in two designs depending on security and architectural requirements. Available in 8' and 10' heights.

## Posts and rails

Panels are installed on rails in front of the posts, allowing for a finished and seamless appearance. This configuration allows for faster installation – and means that exact post spacings are not a requirement.

## Gates

Choose from a wide range of gate styles including pedestrian and vehicular swing gates, as well as slide and cantilever gates.

## Superior Coating

Palisade panels and gates are manufactured with galvanized tubular steel, then protected by Betafence's exclusive Super-Durable powder coating. This coating provides longer protection from U.V. rays and salt spray than either E-Coat or standard polyester coatings.



## Surveillance friendly

Surveillance systems have unobstructed visibility of activity behind the fence.

## Warranty

Palisade is backed by a 15-Year Manufacturer's Warranty, giving you the peace of mind that the world's leading producer of fencing stands behind this product.

### PALISADE STANDARD CONFIGURATIONS

Panel Height	Pales	Air Spacing	Rails	Posts
8', 10'	15 ga.	3-1/4"	2" TS x 14 ga.	3" TS x 12 ga. 4" TS x 11 ga.

#### Betafence

3309 SW Interstate 45, Ennis, TX 75119 USA

Tel: +1 972 878 7000 | +1 888 650 4766

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Proud to be a PRÆSIDIAD brand, Betafence is part of a global network, working alongside Guardiar and Hesco as a leader in perimeter security systems and solutions. For more information please visit [praesidiad.com](https://praesidiad.com).

**BETAFENCE**

Securing What Matters

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July 1, 2025

Project Cardinal - Design Team  
Pioneer Development

Re: Project Cardinal Preliminary Sound Study

Burns & McDonnell was retained by Pioneer Development (“Pioneer”) to conduct a preliminary sound study (the “Study”) for the proposed Project Cardinal Data Center Development (the “Project”). The objective of the Study was to estimate future noise impacts from operational equipment at the Project’s property boundaries.

The Project is proposed to be located in Yorkville, Illinois. The current site plan is presented in Figure 1 and includes fourteen (14) two-story data center buildings. The design includes eleven (11) large (~680,600 square foot) buildings and three (3) smaller (~390,000 square foot) buildings. The large buildings were modeled with 108 rooftop chillers and 80 auxiliary generators at ground level. The smaller buildings include 54 rooftop chillers and 40 auxiliary generators. The buildings, barriers, layout, and equipment counts were provided by Pioneer for the current design. However, this design is preliminary and would likely evolve throughout the detailed design stages of the Project. This analysis included predictive modeling to estimate Project-generated sound levels in the surrounding community for two operational scenarios. A comparison to the local sound level limits was performed at the Project boundaries. Sound level impacts at the nearest noise sensitive receptors would be expected to be lower as Project-generated sound would attenuate as it moves offsite.

## Acoustic Terminology

The term “sound level” is often used to describe two different sound characteristics: sound power and sound pressure. Every source that produces sound has a sound power level (PWL). The PWL is the acoustical energy emitted by a sound source and is an absolute number that is not affected by the surrounding environment. The acoustical energy produced by a source propagates through media as pressure fluctuations. These pressure fluctuations, also called sound pressure levels (SPL), are what human ears hear and microphones measure.

Sound is physically characterized by amplitude and frequency. The amplitude of sound is measured in decibels (dB) as the logarithmic ratio of a sound pressure to a reference sound pressure (20 micropascals). The reference sound pressure corresponds to the typical threshold of human hearing. To the average listener, a 3-dB change in a continuous broadband sound is generally considered “just barely perceptible”; a 5-dB change is generally considered “clearly noticeable”; and a 10-dB change is generally considered a doubling (or halving, if the sound is decreasing) of the apparent loudness.

Sound waves can occur at many different wavelengths, also known as the frequency. Frequency is measured in hertz (Hz) and is the number of wave cycles per second that occur. The typical human ear can hear frequencies ranging from approximately 20 to 20,000 Hz. Normally, the human ear is most sensitive to sounds in the middle frequencies (1,000 to 8,000 Hz) and is less sensitive to sounds in the lower and higher frequencies. As such, the A-weighting scale was developed to simulate the frequency response of the human ear to sounds at typical environmental levels. The A-weighting scale emphasizes sounds in the middle frequencies and de-emphasizes sounds in the low and high frequencies. Any sound level to which the A-weighting scale has been applied is expressed in A-weighted decibels, or dBA.

Sound in the environment is constantly fluctuating, as when a car drives by, a dog barks, or a plane passes overhead. Therefore, sound metrics have been developed to quantify fluctuating environmental sound levels. These metrics include the exceedance sound level. The exceedance sound level is the sound level exceeded during “x” percent of the sampling period and is also referred to as a statistical sound level. Common exceedance sound level values are the 10-, 50-, 90-percentile exceedance sound levels, denoted by  $L_{10}$ ,  $L_{50}$ , and  $L_{90}$ . The equivalent-continuous sound level ( $L_{eq}$ ) is the logarithmic average (i.e., energy



average) of the varying sound over a given time period and is the most common metric used to describe sound. The  $L_{90}$  is typically considered the “background” sound level since it excludes many short, intermittent sounds and captures the sound levels experienced most of the time (i.e., sound levels 90 percent of the time).

## City of Yorkville Noise Ordinance

The Code of Ordinances of Yorkville, Illinois Title IV, Chapter 4 limits noise levels from the Project. The ordinance states, “No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the sound level limits in table 1 of this section, as adjusted according to table 2 of this section.” Table 1 is reproduced below.

**Table 1: Sound Level Limits**

Time of Day	Receiving Property Land Use		
	Residential	Commercial	Public Parks and Other Public Open Spaces
Daytime (7:00 a.m. - 10:00 p.m.)	60 dBA	67 dBA	67 dBA
Nighttime (10:00 p.m. - 7:00 a.m.)	50 dBA	67 dBA	67 dBA

Table 2 of the ordinance provides adjustments for varying durations of noise within a given hour as well as penalties to apply for noise of an impulsive character or tonal. The specific equipment manufacturers and models for the Project have not been selected at this time. The type of equipment that generates noise as part of the Project (chillers and emergency generators) does not operate in an impulsive manner and the equipment can be specified and procured to not emit prominent discrete tones or tonal noise. Provided the developer of the Project selects non-tonal equipment for operations, the continuous noise generated by the Project would be limited to 60 dBA during the day and 50 dBA during the night at residential receptors. The City of Yorkville ordinance includes an exemption for “emergency short term operations.” The City of Yorkville has confirmed that the operation of the emergency generators during a full blackout would be exempt from the noise limits according to the exemption.

Design goals have been developed for the Project boundary based on the City of Yorkville ordinance. For normal operation, which could generate noise at any time of the day, the design goal is 50 dBA at the receiving residential property boundaries to meet the nighttime sound level limits. For generator testing, which occurs during daytime hours, the design goal is 60 dBA to meet daytime limits when maintenance generator testing would occur.

## Ambient Measurements

Variations in noise environments are typically due to existing land uses, population density, and proximity to transportation corridors. Elevated existing ambient sound levels in the region occur near major transportation corridors such as interstate highways and in areas with higher population densities. Principal contributors to the existing noise environment likely include motor vehicle traffic on local roadways, typical agricultural noise sources, and natural sounds such as birds, insects, and leaf or vegetation rustle during elevated wind conditions. Diurnal effects result in sound levels that are typically quieter during the night than during the daytime, except during periods when evening and nighttime insect noise dominates in warmer seasons.

Burns & McDonnell personnel conducted sound level measurements to establish the existing background sound levels in the area surrounding the Project site. Sound levels were measured using Larson Davis Model 821 sound level meters with associated preamplifiers and ½-inch free-field precision microphones meeting ANSI S1.4 Type 1 specifications. One-half inch random-incidence microphones were used on the meters. All measurement and field calibration equipment were certified by



a traceable laboratory within 12 months prior to the measurement. Field calibration confirmations were performed before and after the long-term measurements and before and after each set of short-term measurements. The meter and calibrator were checked within a year prior of the measurements to verify compliance with the U.S. National Institute of Standards and Technology specifications. The calibration drift was within tolerance over the duration of the measurement survey.

The survey was undertaken continuously from June 17 to 18, 2025, during daytime and nighttime hours. Weather data was reviewed from a nearby weather station (Weather Station ID: KILYORKV81). Average wind speeds were within industry guidance and the only recorded precipitation recorded during the measurement period was at the very end of the measurement at 1:00 p.m. on June 18<sup>th</sup>. Continuous sound level measurements were collected at the boundaries of the proposed Project in the four cardinal directions. The measurement locations are provided in Figure 2 of Attachment 1. A summary of the ambient measurements is provided in Table 2 below and hourly average sound levels are provided in Attachment 2.

**Table 2: Continuous Sound Level Monitoring Summary**

Measurement Location	Time of Day	L <sub>eq</sub> (dBA)	L <sub>90</sub> (dBA)
MP1	Daytime	69	52
	Nighttime	67	40
MP2	Daytime	61	44
	Nighttime	59	39
MP3	Daytime	69	48
	Nighttime	67	40
MP4	Daytime	59	37
	Nighttime	57	37

Sound levels in the Project area were variable; the major noise sources across the Project area included local traffic (passenger cars and large trucks) and typical sounds of nature (insects and bird calls). Transient noise levels were greater along local traffic thoroughfares (Highway 47 and Galena Road). Sound levels are provided in both L<sub>eq</sub> and L<sub>90</sub> to represent the background ambient sound levels for the Project. The L<sub>90</sub> sound levels exclude the majority of the instantaneous and intermittent noise from occasional traffic. L<sub>90</sub> is generally used to represent the typical background noise for a given area.

### Sound Modeling Methodology

Sound modeling was performed using the industry-accepted sound modeling software Computer Aided Noise Abatement (CadnaA), version 2025. The software is a scaled, three-dimensional program that takes into account air absorption, terrain, ground absorption, reflections and shielding for each piece of sound-emitting equipment and predicts sound pressure levels. The model calculates sound propagation based on International Organization of Standardization (ISO) 9613-2:2024, General Method of Calculation. ISO 9613-2 assesses the sound level propagation based on the octave band center-frequency range.

The ISO standard considers sound propagation and directivity. The software calculates sound propagation using omnidirectional, downwind sound propagation and worst-case directivity factors. In other words, the model assumes that each piece of equipment propagates its worst-case sound levels in all directions at all times. Empirical studies accepted within the industry have demonstrated that modeling may over-predict sound levels in certain directions, and as a result, modeling results generally are considered a conservative measure of a project's actual sound level. The modeled atmospheric conditions were assumed to be calm, and the temperature and relative humidity were left at the program's default values. Reflections and shielding were considered for sound waves encountering physical structures.



## Project Sound Sources

The sound level design goal is applicable at the Project property line and the most impacted locations were identified surrounding the Project. Project sound sources were modeled in the locations shown in Figure 1 of Attachment 1. A summary of the modeling assumptions for each piece of equipment is provided in Table 3. Each chiller was estimated to have an overall sound power level of 91 dBA. This would likely be a low-noise option, or a model which may include mitigation in detailed design. Each emergency generator was estimated to have an overall sound power level of 105 dBA (sound pressure level of 65 dBA at 50 feet). The generators were modeled inclusive of both the generator enclosure and exhaust stack. Substation transformers have not yet been coordinated with the utility and can be updated in the model once information is received.

**Table 3: Predictive Modeling Sound Level Inputs**

Source	Number of Sources	Modeled Equipment Sound Level Assumption <sup>a</sup>
Chillers (Low-Noise)	1,350	L <sub>w</sub> = 91 dBA
Emergency Generators	1,000	L <sub>p</sub> = 65 dBA at 50 feet

(a) L<sub>w</sub> = sound power level; L<sub>p</sub> = sound pressure level; dBA = A-weighted decibels

## Operational Scenario Assumptions

The model was evaluated for two operational scenarios: Normal Operation and Generator Testing. Normal Operation represents the condition where all campus chillers are at 100% load without the use of generators. Generator Testing represents the condition where all campus chillers are at 100% load and two generators per data center building are being tested at 100% load. Emergency operations would represent a condition during an emergency situation where all equipment is operation and running at 100% load. The emergency operation scenario was not modeled because it is not considered “normal conditions” and the City of Yorkville confirmed the emergency scenario is exempt from the limits. A summary of each modeled scenario is provided in Table 4.

**Table 4: Summary of Operating Scenarios**

Operating Scenario	Normal Operation	Generator Testing	Emergency Operation
Design Goal	50 dBA at property lines	60 dBA at property lines	--
<b>Equipment in Operation for Each Scenario</b>			
Chiller	All On at 100% Load	All On at 100% Load	All On at 100% Load
Generators	All Off	2 per Building at 100% Load	All On at 100% Load

## Sound Modeling Results

The Project equipment was modeled using the provided sound level assumptions for Normal Operation and Generator Testing scenarios. A tabulated summary of the most impacted property line location is provided in Table 5.



**Table 5: Modeled Project Sound Levels at Property Lines**

Receiver	Modeled Sound Level (dBA)	
	Normal Operation	Generator Testing
Boundary NW	47	48
Boundary NE	50	50
Boundary E	49	49
Boundary SE	50	50
Boundary SW	49	49
Boundary NW	48	48

The most impacted property line receivers were modeled to be below the design goals during Normal Operation and Generator Testing. Sound level contours were generated for the two operating scenarios, in 5-dBA increments, at a height 5 feet above grade as shown in Figure 3 and Figure 4 of Attachment 1.

## Conclusion

Burns & McDonnell provided an acoustic analysis for the proposed Project Cardinal data center based on representative equipment sound levels and the site plan provided. The modeling results show that the Project design can feasibly meet the City of Yorkville sound level limits through the use of low-noise chillers.

Sincerely,

Burns & McDonnell



Gabriel Weger  
Section Manager – Acoustics

## Attachments

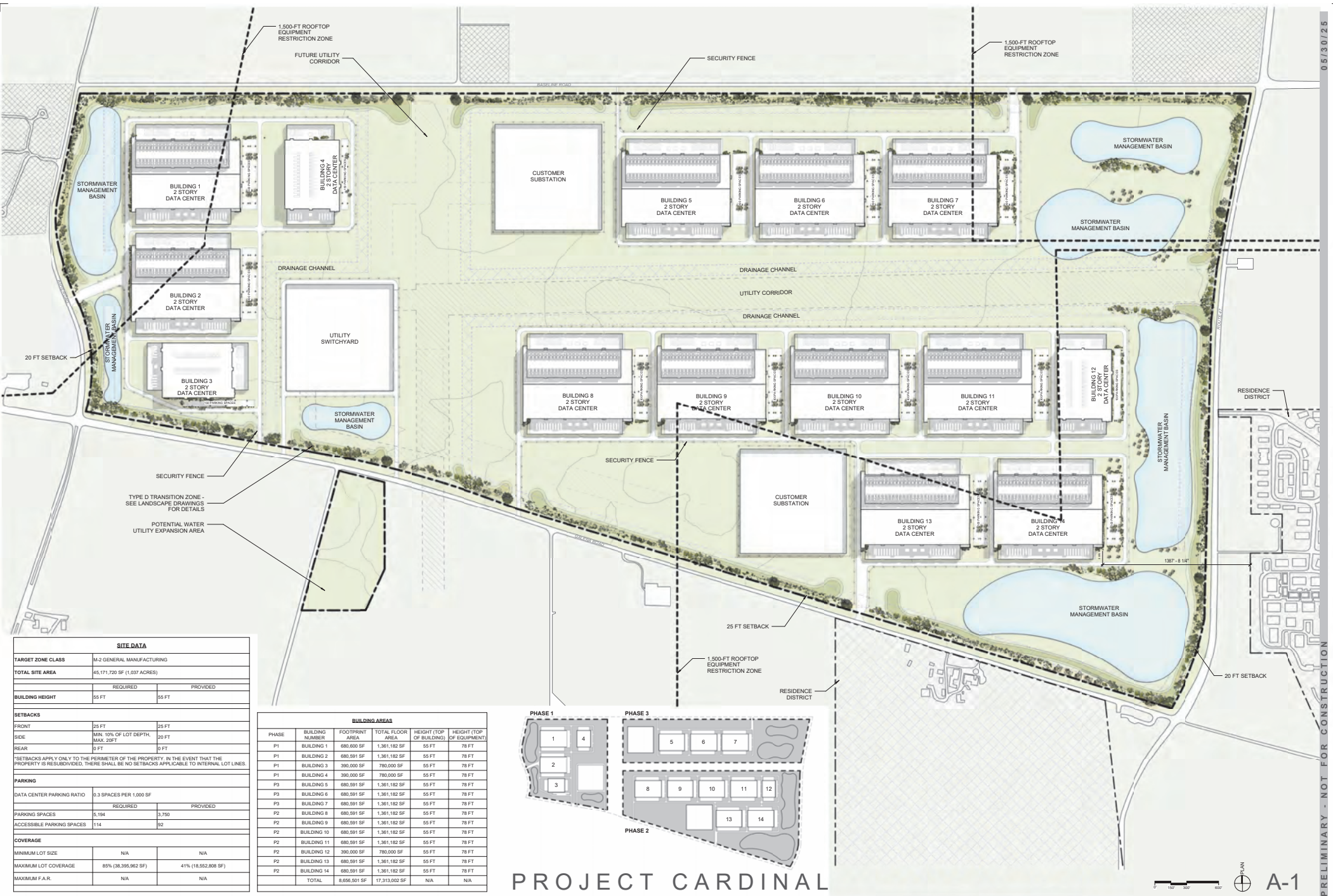
- Attachment 1 – Figures
- Attachment 2 – Measurement Data



## Attachment 1 – Figures

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**LEGEND**

	Project Area		Measurement Points
	Project Structures		Barriers

**REFERENCE**

0 0.15 0.3  
MILES

0 0.15 0.3  
KILOMETERS

N

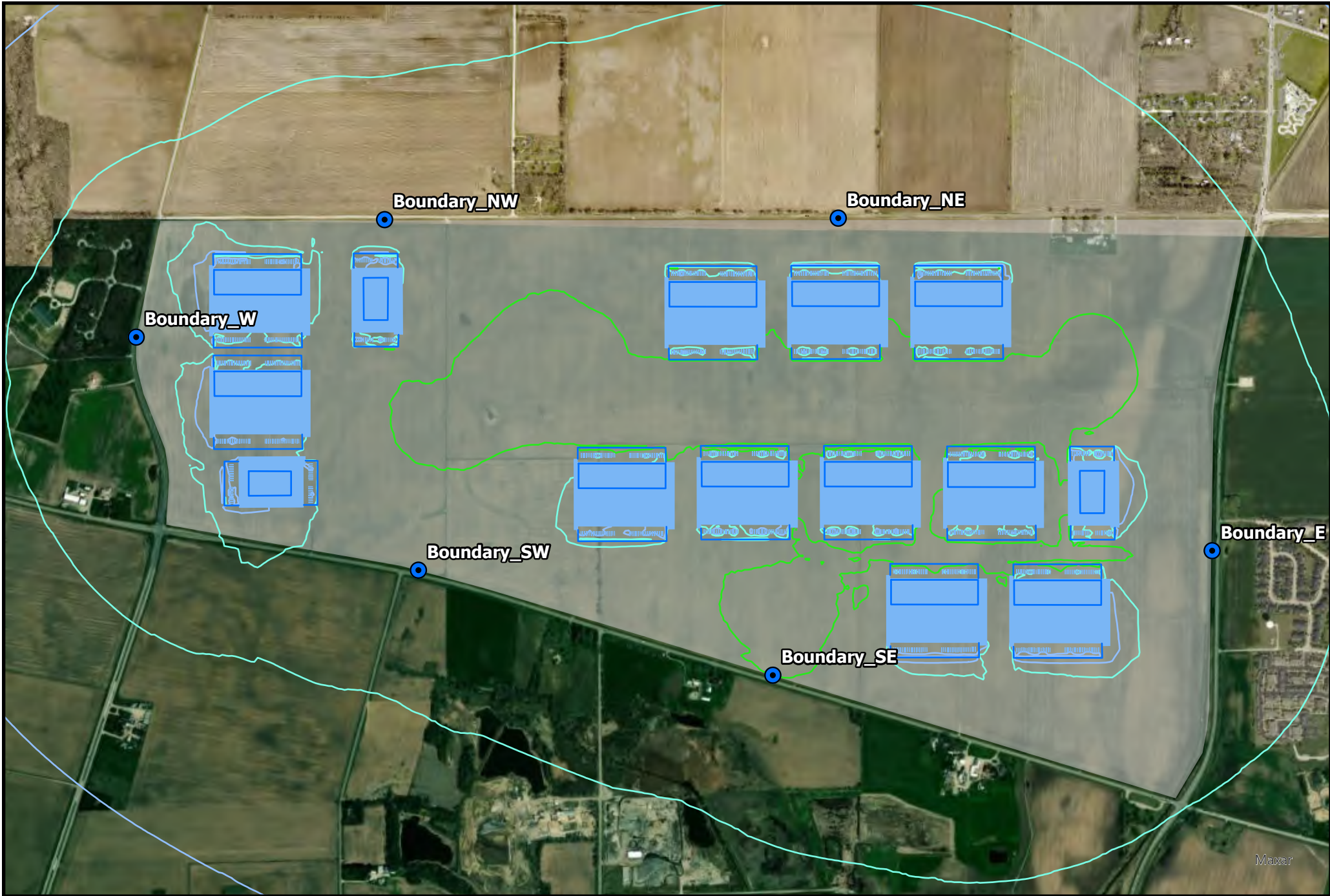
**Figure 2  
Monitoring Locations**

LOCATION:	Yorkville, Illinois
PROJECT:	Pioneer Development - Project Cardinal
PROJ. NO.:	182671
CREATED:	06/27/2025

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<b>LEGEND</b>	
Project Area	40 dBA
Project Structures	45 dBA
Barriers	50 dBA
	55 dBA
	60 dBA
	65 dBA
NSA Receptors	

**REFERENCE**

0 0.15 0.3  
MILES

0 0.15 0.3  
KILOMETERS

N

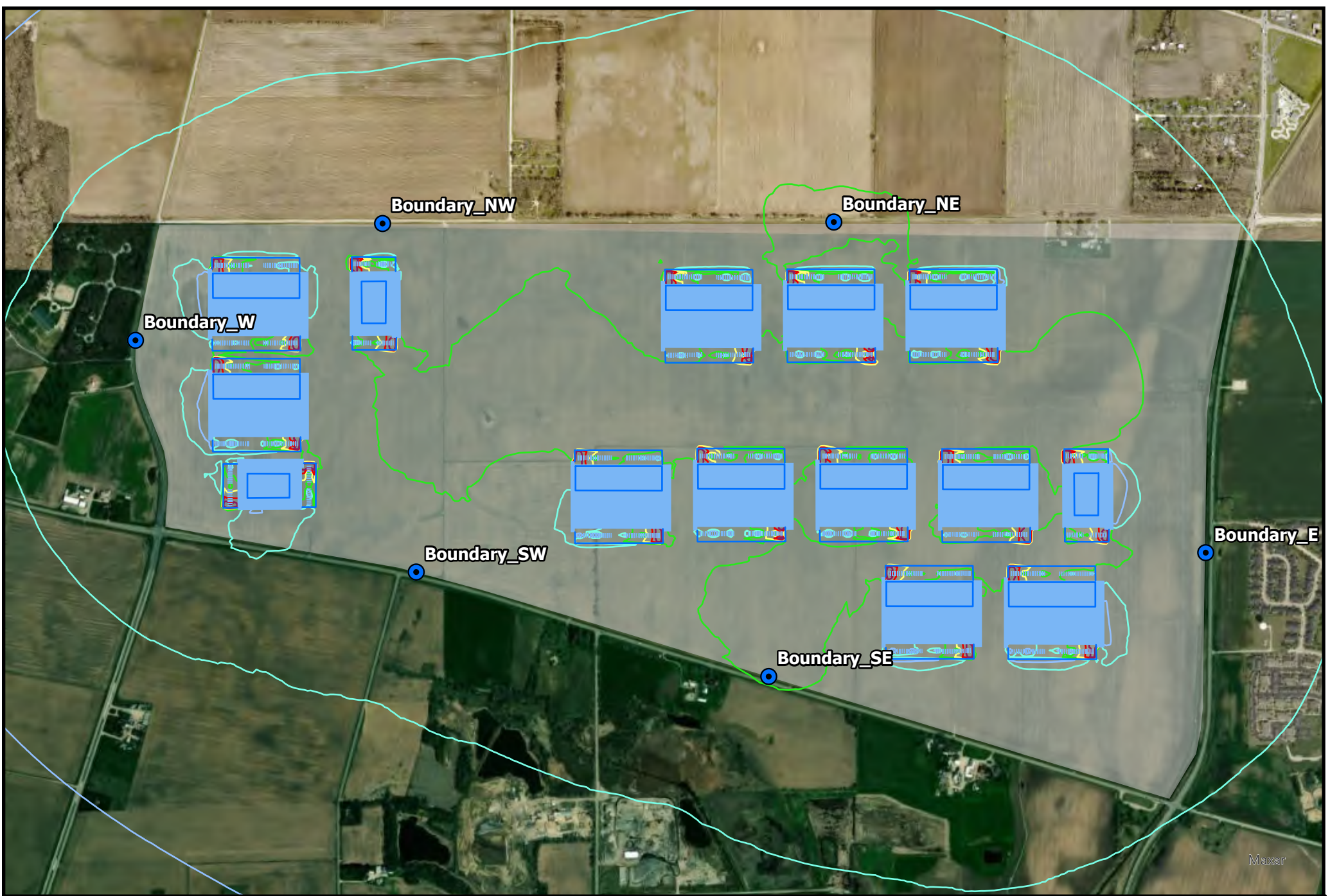
**Figure 3**  
**Operational Sound Level Contours (dBA)**

<b>LOCATION:</b> Yorkville, Illinois
<b>PROJECT:</b> Pioneer Development - Project Cardinal
<b>PROJ. NO.:</b> 182671
<b>CREATED:</b> 07/01/2025

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Project Area

Project Structures

Barriers

40 dBA

45 dBA

50 dBA

55 dBA

60 dBA

65 dBA

NSA Receptors

0

0.15

0.3

MILES

0

0.15

0.3

KILOMETERS

N

**Figure 4**

**Maintenance Sound Level Contours (dBA)**

LOCATION: Yorkville, Illinois

PROJECT: Pioneer Development - Project Cardinal

PROJ. NO.: 182671

CREATED: 07/01/2025

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## Attachment 2 – Measurement Data

---



Table 1 - Hourly Average Sound Levels - MP01

Time	MP01 [dBA]			
	Leq	L10	L50	L90
6/17/25 11:00 AM	70	73	65	54
6/17/25 12:00 PM	69	73	65	55
6/17/25 1:00 PM	69	73	65	53
6/17/25 2:00 PM	68	72	65	50
6/17/25 3:00 PM	69	72	65	54
6/17/25 4:00 PM	69	71	65	55
6/17/25 5:00 PM	68	71	65	54
6/17/25 6:00 PM	67	71	65	52
6/17/25 7:00 PM	66	69	61	48
6/17/25 8:00 PM	65	68	59	47
6/17/25 9:00 PM	67	68	58	46
6/17/25 10:00 PM	66	71	58	45
6/17/25 11:00 PM	64	66	48	38
6/18/25 12:00 AM	63	63	45	35
6/18/25 1:00 AM	60	60	40	32
6/18/25 2:00 AM	63	62	43	33
6/18/25 3:00 AM	66	66	49	40
6/18/25 4:00 AM	66	69	53	42
6/18/25 5:00 AM	70	73	63	48
6/18/25 6:00 AM	70	74	66	51
6/18/25 7:00 AM	70	73	66	52
6/18/25 8:00 AM	69	73	65	52
6/18/25 9:00 AM	70	74	65	53
6/18/25 10:00 AM	70	74	65	50
6/18/25 11:00 AM	71	75	67	54
6/18/25 12:00 PM	70	73	65	51
6/18/25 1:00 PM	65	76	69	56
<b>Average Daytime:</b>	69	72	64	52
<b>Average Nighttime:</b>	67	67	52	40

\*Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values



Table 2 - Hourly Average Sound Levels - MP02

Time	MP02 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	61	73	55	47
6/17/25 1:00 PM	61	73	54	46
6/17/25 2:00 PM	62	73	53	44
6/17/25 3:00 PM	60	72	53	45
6/17/25 4:00 PM	59	72	55	45
6/17/25 5:00 PM	59	71	54	43
6/17/25 6:00 PM	58	71	52	39
6/17/25 7:00 PM	65	71	49	37
6/17/25 8:00 PM	57	69	50	39
6/17/25 9:00 PM	60	68	52	42
6/17/25 10:00 PM	60	68	51	41
6/17/25 11:00 PM	56	71	48	38
6/18/25 12:00 AM	54	66	41	36
6/18/25 1:00 AM	53	63	39	35
6/18/25 2:00 AM	54	60	41	35
6/18/25 3:00 AM	57	62	44	39
6/18/25 4:00 AM	60	66	48	42
6/18/25 5:00 AM	62	69	54	45
6/18/25 6:00 AM	61	73	54	44
6/18/25 7:00 AM	61	74	53	44
6/18/25 8:00 AM	61	73	54	44
6/18/25 9:00 AM	60	73	53	44
6/18/25 10:00 AM	61	74	53	43
6/18/25 11:00 AM	62	74	56	47
6/18/25 12:00 PM	60	75	53	41
6/18/25 1:00 PM	61	73	59	54
<b>Average Daytime:</b>	61	72	53	44
<b>Average Nighttime:</b>	59	66	46	39

\*Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values



Table 3 - Hourly Average Sound Levels - MP03

Time	MP03 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:00 PM	68	72	56	43
6/17/25 1:00 PM	68	72	56	44
6/17/25 2:00 PM	69	73	60	46
6/17/25 3:00 PM	70	74	66	51
6/17/25 4:00 PM	70	74	67	54
6/17/25 5:00 PM	71	74	66	53
6/17/25 6:00 PM	68	73	61	49
6/17/25 7:00 PM	67	72	57	46
6/17/25 8:00 PM	66	71	56	45
6/17/25 9:00 PM	66	70	56	42
6/17/25 10:00 PM	67	71	58	45
6/17/25 11:00 PM	64	66	50	42
6/18/25 12:00 AM	61	61	44	35
6/18/25 1:00 AM	61	59	41	35
6/18/25 2:00 AM	64	58	41	33
6/18/25 3:00 AM	61	60	44	37
6/18/25 4:00 AM	68	72	55	43
6/18/25 5:00 AM	71	75	61	49
6/18/25 6:00 AM	71	76	63	50
6/18/25 7:00 AM	71	75	63	50
6/18/25 8:00 AM	70	75	62	47
6/18/25 9:00 AM	69	74	58	46
6/18/25 10:00 AM	69	73	56	44
6/18/25 11:00 AM	71	75	61	48
6/18/25 12:00 PM	70	74	61	46
6/18/25 1:00 PM	72	78	65	56
<b>Average Daytime:</b>	69	73	60	48
<b>Average Nighttime:</b>	67	65	49	40

*\*Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*



Table 4 - Hourly Average Sound Levels - MP04

Time	MP04 [dBA]			
	Leq	L10	L50	L90
6/17/25 12:16 PM	57	59	47	39
6/17/25 1:00 PM	56	59	45	38
6/17/25 2:00 PM	55	60	44	37
6/17/25 3:00 PM	57	61	44	36
6/17/25 4:00 PM	56	61	43	36
6/17/25 5:00 PM	57	62	42	35
6/17/25 6:00 PM	56	61	41	33
6/17/25 7:00 PM	55	59	42	34
6/17/25 8:00 PM	55	60	45	33
6/17/25 9:00 PM	59	64	45	37
6/17/25 10:00 PM	63	69	46	38
6/17/25 11:00 PM	52	53	44	38
6/18/25 12:00 AM	50	50	38	33
6/18/25 1:00 AM	51	49	37	33
6/18/25 2:00 AM	55	46	40	35
6/18/25 3:00 AM	50	48	40	35
6/18/25 4:00 AM	55	56	43	39
6/18/25 5:00 AM	59	63	48	42
6/18/25 6:00 AM	60	64	48	41
6/18/25 7:00 AM	58	62	45	40
6/18/25 8:00 AM	58	62	45	39
6/18/25 9:00 AM	55	59	44	37
6/18/25 10:00 AM	56	60	42	36
6/18/25 11:00 AM	58	62	48	39
6/18/25 12:00 PM	57	62	46	33
6/18/25 1:00 PM	60	64	53	49
<b>Average Daytime:</b>	59	61	45	37
<b>Average Nighttime:</b>	57	54	42	37

*\*Note: The average Leq daytime and nighttime sound levels shown are the logarithmic energy average of the 1-hour sound levels measured. The L10, L50, and L90 are the arithmetic averages of the 1-hour values*



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# PROJECT CARDINAL

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## Section 12

### Annexation Map





- UNINCORPORATED KENDALL COUNTY
- PROJECT CARDINAL ANNEXATION PARCELS
- CITY OF YORKVILLE
- COMMONWEALTH EDISON (COMED) PROPERTY

# PROJECT CARDINAL

A-12



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# PROJECT CARDINAL

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## Section 13

### Legal Description



### **PINS BY OWNER**

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

### **LEGAL DESCRIPTION**

#### **OWNER: Sanjay & Sameer Gupta**

##### PARCEL 1:

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

##### PARCEL 2:

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE



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

**OWNER: Galena & 47th LLC and MPLIV10LLC**

**PARCEL 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID



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

PARCEL 2:

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

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS 169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST



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

**OWNER: Dale L. Konicek, LLC**

**TRACT 1:**

THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

**TRACT 2:**

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

**ALSO;**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE



LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ALSO;

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

TRACT 3:

LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE

667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88



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

TRACT 4:

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

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE 300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,



EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST



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

PARCEL 2:

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

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION; AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF



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

TRACT 6:

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

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

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

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



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

**OWNER: The Konicek Family Limited Partnership**

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

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE



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



### **PINS BY OWNER**

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

### **LEGAL DESCRIPTION**

#### **OWNER: Sanjay & Sameer Gupta**

##### PARCEL 1:

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

##### PARCEL 2:

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH,



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

**OWNER: Galena & 47th LLC and MPLIV10LLC**

**PARCEL 1:**

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



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

PARCEL 2:

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

PARCEL 3:

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



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

**OWNER: Dale L. Konicek, LLC**

**TRACT 1:**

THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

**TRACT 2:**

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

**ALSO;**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST



NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ALSO;

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

TRACT 3:

LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE

667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00



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

TRACT 4:

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

TRACT 5:

PARCEL 1:

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



CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID



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

PARCEL 2:

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

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

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



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

TRACT 6:

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

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

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

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



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

**OWNER: The Konicek Family Limited Partnership**

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

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48



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



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# PROJECT CARDINAL

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## Section 14

### Consents of Owners



March 11, 2025

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

**Re: Authorization to file Applications for Annexation, Rezoning and a Planned  
Unit Development with United City of Yorkville, Kendall County, Illinois**

Dear Ms. Barksdale-Noble:

The undersigned (the “Owner”) holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the “Property”). Pioneer Development, LLC (the “Contract Purchaser”) has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville (“City”) for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser’s intended development of the Property. In connection with the Contract Purchaser’s applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]



OWNERS:

GALENA & 47<sup>TH</sup>, LLC

By: Nicholas M. Ryan

Name: Nicholas M. Ryan

Its: manager of MLI Hiller, LLC, its manager

AND

MPLIV10, LLC

By: Nicholas M. Ryan

Name: Nicholas M. Ryan

Its: manager of MPLIV Yorkville, LLC, its manager

Address: 855 Mobile Ct. Naperville, IL 60540

Phone: (630) 420-4730

SUBSCRIBED AND SWORN TO BEFORE ME  
this 11<sup>th</sup> day of March, 2025.

Zyren MacPosadas  
NOTARY PUBLIC

(SEAL)

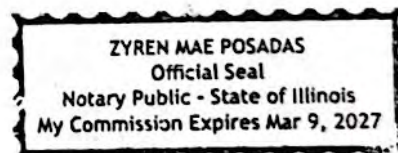




EXHIBIT A  
PROPERTY LEGAL DESCRIPTION

ADDRESS: 170 acres Yorkville, IL

PINs: 02-05-300-003

02-04-300-032

02-05-400-021

02-04-300-024

02-09-100-031

02-09-100-030

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE



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

PARCEL 2:

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

PARCEL 3:

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



PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



March 12, 2025

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

**Re: Authorization to file Applications for Annexation, Rezoning and a Planned  
Unit Development with United City of Yorkville, Kendall County, Illinois**

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

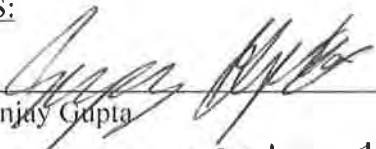
Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]



OWNERS:

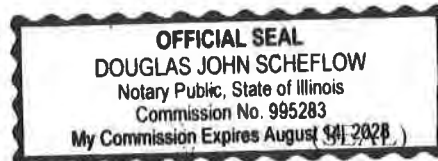
  
Sanjay Gupta

  
Sameer Gupta

Address: 3N982 Walt Whitman Rd St Charles IL 60175  
Phone: 630-788-4201

SUBSCRIBED AND SWORN TO BEFORE ME  
this 12<sup>th</sup> day of March, 2025.

  
NOTARY PUBLIC



SUBSCRIBED AND SWORN TO BEFORE ME  
this 12<sup>th</sup> day of March, 2025.

  
NOTARY PUBLIC





EXHIBIT A  
PROPERTY LEGAL DESCRIPTION

ADDRESS: 35 acres at Baseline Road - Route 47 Yorkville, IL

PINs: 02-04-100-015

02-05-200-007

02-04-100-006 retired

PARCEL 1:

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

PARCEL 2:

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11



SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET;  
THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO  
THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID  
LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID  
SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO  
BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL  
COUNTY, ILLINOIS.



March 12, 2025

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

**Re: Authorization to file Applications for Annexation, Rezoning and a Planned  
Unit Development with United City of Yorkville, Kendall County, Illinois**

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]



OWNER:

DALE L. KONICEK, LLC

By: Dale L. Konicek LLC

Name: Dale L. Konicek

Its: Manager

Address: 6327 Walker Road, Yorkville, IL 60560  
Phone: 630-560-3458

SUBSCRIBED AND SWORN TO BEFORE ME  
this 12th day of March, 2025.

Colleen T. Hanson  
NOTARY PUBLIC

(SEAL)





EXHIBIT A  
PROPERTY LEGAL DESCRIPTION

ADDRESS: 10321 Galena Road Yorkville, IL 60560

PINs: 02-06-400-008  
02-05-100-003  
02-05-100-005  
02-04-300-018  
02-04-300-017  
02-06-400-001

TRACT 1:

THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

TRACT 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH



EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.

ALSO;

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY

LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ALSO;

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

TRACT 3:

LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE



GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE

667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE

WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

#### TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53



FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST,  
PERPENDICULAR TO THE LAST DESCRIBED LINE,  
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST  
PERPENDICULAR  
TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF  
SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF  
SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO  
BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL  
COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE  
NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9,  
ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE  
CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5  
WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00  
DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET  
TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE  
NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30  
SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30  
SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE  
SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE  
1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID  
SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG  
THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89  
DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY  
DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID  
CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS  
WEST ALONG SAID CENTER LINE  
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE  
SOUTH 00  
DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89  
DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE  
WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57  
SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES  
09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB  
ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG  
SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07  
SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF  
SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID  
CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5,  
TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING



SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH



28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

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



EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION; AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:

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



SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

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

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.



March 12, 2025

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

**Re: Authorization to file Applications for Annexation, Rezoning and a Planned  
Unit Development with United City of Yorkville, Kendall County, Illinois**

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]



EXHIBIT A  
PROPERTY LEGAL DESCRIPTION

ADDRESS: Farmland - corner of Ashe/Eldamain Rd. & Galena Rd. Plano, IL 60545

PINs: 02-06-100-017

02-06-100-018

02-06-100-019

02-06-100-020

02-06-100-021

02-06-100-022

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

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY,



BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, ALSO EXCEPTING,

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



OWNER:

THE KONICEK FAMILY LIMITED PARTNERSHIP

By: Michael Konicek  
Name: Michael Konicek

Address: 11843 Galena Road, Plano, IL 60545  
Phone: 630-816-6770

SUBSCRIBED AND SWORN TO BEFORE ME  
this 12<sup>th</sup> day of March, 2025.

Colleen T. Hanson  
NOTARY PUBLIC

(SEAL)





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# PROJECT CARDINAL

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## Section 15.1

### Contiguous Owners



**CERTIFIED MAILING**  
**AFFIDAVIT**

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KENDALL )

I/We, \_\_\_\_\_, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer’s Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, \_\_\_\_\_, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Petitioner(s)

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public



BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

CORDERO REAL ESTATE LLC  
1079 SARD AVE  
MONTGOMERY IL 60538

OKEEFE FAMILY LTD PARTNERSHIP  
1624 HOBBS DR STE 1  
DELAVER WI 53115

LUCILLE KANDLER  
4553 C GARRITANO ST  
YORKVILLE IL 60560

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

BRYAN HOLDINGS LLC  
P O BOX 998  
AURORA IL 60507

MOORE ANNA C LANDOVITZ KEITH S  
275 ASHE RD  
PLANO IL 60545

JOSE RAMOS GUILLERMINA MALDONADO  
385 GRAPE VINE TRL  
OSWEGO IL 60543

AVINASH B SHARON A FERNANDES  
4561 GARRITANO ST  
UNIT C  
YORKVILLE IL 60560

BRISTOL VENTURES LLC  
10318 GALENA RD  
BRISTOL IL 60512

LAWRENCE D JR DEBORAH H WICKTER REV TRUST  
17M ASHE RD  
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

ROSENWINKEL FAMILY TRUST ET AL 501  
JOHN ROSENWINKEL  
10735 CHICAGO RD  
WATERMAN IL 60556

BRADLEY MEGAN SUMMERS  
4573 C GARRITANO ST  
YORKVILLE IL 60560

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

FAYE MAJOLA  
4593 C GARRITANO CT  
YORKVILLE IL 60560

KONICEK ANGELA M DEC OF TRUST KONICEK MICHAEL A DEC OF TRUST  
11843 GALENA RD  
PLANO IL 60545

TERI S DAVID THOMPSON  
761 CYNTHIA DR  
SANDWICH IL 60548

RYAN C EMILY M ANDERSON  
2986 STIRLING CT  
MONTGOMERY IL 60538

KONICEK FAMILY LIMITED PARTNERSHIP  
11843 GALENA RD  
PLANO IL 60545

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

ROSENWINKEL FAMILY TRUST ET AL 501  
JOHN ROSENWINKEL  
10735 CHICAGO RD  
WATERMAN IL 60556

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

SPEEDWAY LLC  
539 S MAIN ST  
FINDLAY OH 45840

BRISTOL BAY CONDO ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

MARQUETTE COMPANIES GALENA 47 LLC  
135 WATER ST 4TH FLR  
NAPERVILLE IL 60540

MARK S MICHELLE M BOSSONG TRUST  
17L ASHE RD  
SUGAR GROVE IL 60554

DANIEL A CHARENE S NAGEL LIV TRUST  
PO BOX 1069  
SUGAR GROVE IL 60554

HERNANDEZ LOUIS BUCHNER AUDREY  
4587 C GARRITANO ST  
YORKVILLE IL 60560

GALENA 47 LLC  
135 WATER ST 4TH FLOOR  
NAPERVILLE IL 60540



BRISTOL VENTURES LLC  
10318 GALENA RD  
BRISTOL IL 60512

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

MARQUETTE COMPANIES GALENA 47 LLC  
135 WATER ST 4TH FLR  
NAPERVILLE IL 60540

DALE L KONICEK LLC  
6321 WALKER RD  
YORKVILLE IL 60560

TWO STAR ENTERPRISES LLC  
695 RTE 34  
AURORA IL 60503

MARQUETTE COMPANIES GALENA 47 LLC  
135 WATER ST 4TH FLR  
NAPERVILLE IL 60540

TARA KING CANO  
4593 B GARRITANO ST  
YORKVILLE IL 60560

TORO MARILEX A CEJA VICTOR E TORO  
10292 GALENA RD  
BRISTOL IL 60512

SKYFALL EQUESTRIAN LLC  
17 J ASHE RD  
SUGAR GROVE IL 60554

SKYFALL EQUESTRIAN LLC  
17 J ASHE RD  
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP  
11843 GALENA RD  
PLANO IL 60545

EDWARD A BARBARA SCHRAMM  
N5119 HWY H  
DEERBROOK WI 54424

ASHLEY M OLSEN  
4567 GARRITANO ST UNIT C  
YORKVILLE IL 60560

GUPTA SANJAY GUPTA SAMEER  
3N982 WALT WHITMAN RD  
SAINT CHARLES IL 60175

GALENA 47 LLC  
175 SOUTH HIGHPOINT DRIVE  
ROMEONVILLE IL 60446

PLANO 12127 B GALENA RD LLC ABIATHAR MGMT LLC  
PLANO 12127 B GALENA RD LLC  
1550 E BELTLINE AVE SE STE 150  
GRAND RAPIDS MI 49506

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP  
11843 GALENA RD  
PLANO, IL, 60545

LEGACY FARM ESTATES LLC  
8 HATHAWAY CRESCENT  
AURORA IL 60506

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

STOREHOUSE PROPERTIES LLC  
238 BRIARHEATH LN  
NAPERVILLE IL 60565

MOORE ANNA C LANDOVITZ KEITH S  
275 ASHE RD  
PLANO IL 60545

TEQUILLA SUNRISE ENTERPRISES LLC  
1107 S BRIDGE ST STE D  
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

MOORE ANNA C LANDOVITZ KEITH S  
275 ASHE RD  
PLANO IL 60545

MARQUETTE COMPANIES MPLIV10 LLC  
135 WATER ST  
NAPERVILLE IL 60540

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

DALE L KONICEK LLC  
6321 WALKER RD  
YORKVILLE IL 60560

CHICAGO WB INVESTORS LLC  
c/o SAM ZABALA  
315 FLATBUSH AVE 302  
BROOKLYN NY 11217

JAMES S PAMELA A SECOR  
10724 GALENA RD  
BRISTOL IL 60512



DANIEL A CHARENE S NAGEL LIV TRUST  
PO BOX 1069  
SUGAR GROVE IL 60554

TWO STAR ENTERPRISES LLC  
695 RTE 34  
AURORA IL 60503

BRISTOL VENTURES LLC  
10318 GALENA RD  
BRISTOL IL 60512

CHARLES D III LAURA M KASPER  
17 P ASHE RD  
SUGAR GROVE IL 60554

MOORE ANNA C LANDOVITZ KEITH S  
275 ASHE RD  
PLANO IL 60545

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A  
790 ELDAMAIN RD  
PLANO IL 60545

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC  
539 S MAIN ST  
FINDLAY OH 45840

LENNYS GAS N WASH YORKVILLE LLC  
8200 W 185TH ST UNIT K  
TINLEY PARK IL 60487

ZAVALA CELIA DEL SAGRARIO RENTERIA GALINDO FORTINO  
980 ELDAMAIN RD  
PLANO IL 60545

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

EDWARD A BARBARA SCHRAMM  
N5119 HWY H  
DEERBROOK WI 54424

GEORGE JR OSTREKO ET AL  
1410 E BEECHER RD  
BRISTOL IL 60512

YORKVILLE NEXUS III LLC  
ATTN MATTHEW B GILBERT  
837 W JUNIOR TERR  
CHICAGO IL 60613

BRISTOL BAY CONDOMINIUM ASSOC  
BRISTOL BAY COMMUNITIES  
4582 ROSENWINKEL ST  
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER  
10326 GALENA RD  
BRISTOL IL 60512

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

GILDARDO E RITA J RIOS  
11018 GALENA RD  
BRISTOL IL 60512

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

CASTLE BANK TRUST  
10735 CHICAGO RD  
WATERMAN IL 60556

STATE OF IL DEPT OF TRANS  
700 E NORRIS DR  
OTTAWA IL 61350

NICKOLOS R LINDA MARIA STEFFAN  
4581 D GARRITANO ST  
YORKVILLE IL 60560

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

PETER A CHERI L LO DESTRO TRUST  
17A/17B ASHE RD  
SUGAR GROVE IL 60554

%THOMAS POWELL SR CHICAGO TRUST COMPANY NA  
12127 W EDGEWOOD DR  
HOMER GLEN IL 60491

GUPTA SANJAY GUPTA SAMEER  
3N982 WALT WHITMAN RD  
SAINT CHARLES IL 60175

RICHARD A MARCIA I BRUMMEL  
12340 FAXON RD  
PLANO IL 60545

TRIPLE S LAND LLC  
KENDALL COUNTY CONCRETE INC  
695 ROUTE 34  
AURORA IL 60504



ILLINOIS DEPT OF TRANSPORTATION  
ATTN BUREAU OF LAND AQUISITION  
201 CENTER CT  
SCHAUMBURG IL 60196

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

STEPHANIE JOHNSON  
4547 GARRITANO UNIT D  
YORKVILLE IL 60560

DALE L KONICEK LLC  
6321 WALKER RD  
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

GUS ALINA S ARGIRES  
4587 D GARRITANO ST  
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER  
10326 GALENA RD  
BRISTOL IL 60512

JEFF MILROY MILROY FARMS LLC  
287 WOODSTOCK AVE  
GLEN ELLYN IL 60137

PHILLIP SCHINKOETH  
4553 D GARRITANO ST  
YORKVILLE IL 60560

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

CASTLE BANK TRUST  
10735 CHICAGO RD  
WATERMAN IL 60556

HOWARTH ANGELA GRAY WHEELER JUSTIN EDWARD  
4567 D GARRITANO ST  
YORKVILLE IL 60560

BRISTOL VENTURES LLC  
10318 GALENA RD  
BRISTOL IL 60512

null

URUETA MARIA MACDALENA ROSALES CAROLINA CITLALI  
10346 GALENA RD  
BRISTOL IL 60512

JOHANA A BARRIOS  
4561 D GARRITANO ST  
YORKVILLE IL 60560

DARREN R SPACAL  
4573 D GARRITANO ST  
YORKVILLE IL 60560

HAMSMITH HARRY KULAKOWSKI ANDREW KELLY  
10326 GALENA RD  
BRISTOL IL 60512

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

DONALD CAROL FIVE H LLC HAMMAN  
13351 B FAXON RD  
PLANO IL 60545

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC  
ADVOCATE MANAGEMENT COMPANY  
2272 95TH ST STE 313  
NAPERVILLE IL 60564

KENNETH A HART  
4547 GARRITANO ST UNIT C  
YORKVILLE IL 60560

JENNIFER L RAKAS  
10094 BASELINE RD  
SUGAR GROVE IL 60554

DAVID S LINDA K GLETTY  
320 N OAK ST  
WATERMAN IL 60556

%TAX DEPT SPEEDWAY LLC  
539 S MAIN ST  
FINDLAY OH 45840

JAMES M SEARS ET AL  
27 N COOK ST  
PLANO IL 60545

JPSHANNON LLC  
JOHN P BRYAN  
PO BOX 998  
AURORA IL 60507

GEORGE JR OSTREKO ET AL  
1410 E BEECHER RD  
BRISTOL IL 60512

COUNTY OF KENDALL  
CORNER OF BRIDGE GALENA RD  
111 W FOX ST  
YORKVILLE IL 60560



COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

RONALDO B COLOMA  
12900 ALPINE WAY  
PLAINFIELD IL 60585

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A  
790 ELDAMAIN RD  
PLANO IL 60545

BRISTOL VENTURES LLC  
10318 GALENA RD  
BRISTOL IL 60512

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

PNC BANK NA CAPSTONE RESDEV LLC  
ATTN 942000164  
P O BOX 25999  
SHAWNEE MISSION KS 66225

GREGORY PENSON  
4581 B GARRITANO ST  
YORKVILLE IL 60560

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554

MARY AUER  
1327 W BEECHER RD  
BRISTOL IL 60512

UNITED CITY OF YORKVILLE  
651 PRAIRIE POINTE DR  
YORKVILLE IL 60560

THOMAS H III EUGENIA H CROSS  
11 PARTRIDGE SQUARE  
OSWEGO IL 60543

COMMONWEALTH EDISON  
THREE LINCOLN CENTRE 4TH FL  
OAK BROOK TERRACE IL 60181

DALE L KONICEK LLC  
6321 WALKER RD  
YORKVILLE IL 60560

JERRY G MARILEE FOLTZ  
1010 W BEECHER RD  
BRISTOL IL 60512

SPEEDWAY LLC  
539 S MAIN ST  
FINDLAY OH 45840

KONICEK FAMILY LIMITED PARTNERSHIP  
11843 GALENA RD  
PLANO IL 60545

EDWARD A BARBARA SCHRAMM  
N5119 HWY H  
DEERBROOK WI 54424

KONICEK DALE L LLC  
6321 WALKER RD  
YORKVILLE IL 60560

BRYAN HOLDINGS LLC  
PO BOX 998  
AURORA IL 60507

LAND AT LEGACY ESTATES LLC  
17 ASHE RD LOT J  
SUGAR GROVE IL 60554



GRUBE, ROBERT P 2011 TRUST ET AL  
CAPS  
801 WARRENVILLE RD STE 150  
LISLE, IL, 60532-4328

J M FARM LLC DEBRA BAUMGARTNER  
2506 N CLARK ST STE 2950  
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER  
2506 N CLARK ST STE 2950  
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER  
2506 N CLARK ST STE 2950  
CHICAGO, IL, 60614-1849

FOTOPOULOS, ELIZABETH & NINA A  
43W904 BASELINE RD  
SUGAR GROVE, IL, 60554-9649

JERICHO CEMETERY ASSOCIATION %  
RALPH HARKISON  
PO BOX 3  
BIG ROCK, IL, 60511

EILERT, JEFFRIES H DCLRN OF TRUST,  
TRUSTEE  
525 S EDGELAWN DR  
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,  
TRUSTEE  
525 S EDGELAWN DR  
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,  
TRUSTEE  
525 S EDGELAWN DR  
AURORA, IL, 60506

GRACE LAND LLC  
9 BEL AIRE CT  
BURR RIDGE, IL 60527-8382

JENNINGS, SUZANN M. TRUST  
JAMES A SHERMAN  
602B W 5<sup>TH</sup> AVE  
NAPERVILLE, IL 60563-2902

HOMESTEAD LAND COMPANY LLC  
1107 S BRIDGE ST, STE D  
YORKVILLE, IL 60560-1747

ORMISTON, MAURICE E.  
DCLRN TR #101 ET AL  
11718 NEWARK RD  
NEWARK, IL 60541-9236

SUGAR GROVE FAMILY FUN CENTER LLC  
EDWARD PAROLEK  
1099 DEERPATH RD  
AURORA, IL 60506



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# PROJECT CARDINAL

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## Section 16

### Public Hearing Sign Application





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

# APPLICATION FOR PUD PRELIMINARY PLAN

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
<b>PETITIONER INFORMATION</b>		
NAME:		COMPANY:
MAILING ADDRESS:		
CITY, STATE, ZIP:		TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME (847) 738-5005
EMAIL:		FAX:
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE:		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
TYPE OF REQUEST: <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> AMENDED PRELIMINARY PLAN		
TOTAL LOT ACREAGE:		CURRENT ZONING CLASSIFICATION:
<b>ATTACHMENTS</b>		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		





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

# APPLICATION FOR PUD PRELIMINARY PLAN

## ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## AGREEMENT

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

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

\_\_\_\_\_  
PETITIONER SIGNATURE

\_\_\_\_\_  
DATE

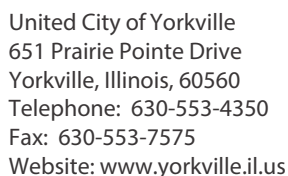
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

\_\_\_\_\_  
OWNER SIGNATURE

\_\_\_\_\_  
DATE

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





PERMIT NUMBER:		DATE/TIME RECEIVED:
SITE ADDRESS:		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
CITY, STATE, ZIP:	FAX:	
SIGN INFORMATION		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>		
SIGNATURE/AUTHORIZED AGENT		DATE
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____



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# PROJECT CARDINAL

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## Section 17

### Fee Schedule





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

# APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			



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# PROJECT CARDINAL

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## Section 18

Acknowledgement of Financial Responsibility





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

# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Project Cardinal																		
<p><b>PETITIONER DEPOSIT ACCOUNT FUND:</b></p> <p>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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b>. 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.</p>																				
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>																				
NAME: Matt McCarron		COMPANY: Pioneer Development, LLC																		
MAILING ADDRESS: 30 N. Gould Street, #38989																				
CITY, STATE, ZIP: Sheridan, WY 82801		TELEPHONE: (847) 738-5005																		
EMAIL: matt@cirrusfarms.com		FAX:																		
<p><b>FINANCIALLY RESPONSIBLE PARTY:</b></p> <p>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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 60%;"> <p>Matt McCarron</p> <hr/> <p>PRINT NAME</p> <p>Signed by: </p> <hr/> <p>SIGNATURE: F493F4BA...</p> </div> <div style="width: 35%; text-align: right;"> <p>Manager</p> <hr/> <p>TITLE</p> <p>3/14/2025   12:32 PM PDT</p> <hr/> <p>DATE</p> </div> </div> <p style="font-size: small; margin-top: 20px;">*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)</p>																				
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>ENGINEERING DEPOSITS:</b></p> <table style="width: 100%;"> <tr><td>Up to one (1) acre</td><td style="text-align: right;">\$5,000</td></tr> <tr><td>Over one (1) acre, but less than ten (10) acres</td><td style="text-align: right;">\$10,000</td></tr> <tr><td>Over ten (10) acres, but less than forty (40) acres</td><td style="text-align: right;">\$15,000</td></tr> <tr><td>Over forty (40) acres, but less than one hundred (100)</td><td style="text-align: right;">\$20,000</td></tr> <tr><td>In excess of one hundred (100.00) acres</td><td style="text-align: right;">\$25,000</td></tr> </table> </td> <td style="width: 50%; vertical-align: top;"> <p><b>LEGAL DEPOSITS:</b></p> <table style="width: 100%;"> <tr><td>Less than two (2) acres</td><td style="text-align: right;">\$1,000</td></tr> <tr><td>Over two (2) acres, but less than ten (10) acres</td><td style="text-align: right;">\$2,500</td></tr> <tr><td>Over ten (10) acres</td><td style="text-align: right;">\$5,000</td></tr> </table> </td> </tr> </table>			<p><b>ENGINEERING DEPOSITS:</b></p> <table style="width: 100%;"> <tr><td>Up to one (1) acre</td><td style="text-align: right;">\$5,000</td></tr> <tr><td>Over one (1) acre, but less than ten (10) acres</td><td style="text-align: right;">\$10,000</td></tr> <tr><td>Over ten (10) acres, but less than forty (40) acres</td><td style="text-align: right;">\$15,000</td></tr> <tr><td>Over forty (40) acres, but less than one hundred (100)</td><td style="text-align: right;">\$20,000</td></tr> <tr><td>In excess of one hundred (100.00) acres</td><td style="text-align: right;">\$25,000</td></tr> </table>	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	<p><b>LEGAL DEPOSITS:</b></p> <table style="width: 100%;"> <tr><td>Less than two (2) acres</td><td style="text-align: right;">\$1,000</td></tr> <tr><td>Over two (2) acres, but less than ten (10) acres</td><td style="text-align: right;">\$2,500</td></tr> <tr><td>Over ten (10) acres</td><td style="text-align: right;">\$5,000</td></tr> </table>	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
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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																			





# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
[www.eeiweb.com](http://www.eeiweb.com)

June 16, 2025

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

**Re: *Project Cardinal  
Annexation, Rezoning, and PUD Submittal – 2<sup>nd</sup> Submittal  
United City of Yorkville***

Dear Krysti:

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

- Concept Plan Set (9 sheets) dated May 30, 2025 and prepared by Burns & McDonnell Engineering
- Traffic Methodology Memorandum prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

## General

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



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

**Preliminary PUD Plan**

6. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
7. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.
8. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more than two access points.
9. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.
10. Baseline Road is not built to City standards and will be required to be reconstructed per City code.
11. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.
12. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.
13. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?
14. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified and coordinated.
15. The developer should identify the proposed construction access points.
16. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.



17. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
18. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study.
19. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.
20. The attached landscape plan comments need to be addressed.

**Preliminary Drainage Memo (from previous submittal)**

21. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.
22. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.
23. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.
24. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
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](mailto:Bzpermits@yorkville.il.us)  
Mr. Matt McCarron, Pioneer Development (via email)  
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)  
TNP, PGW2, EEI (via e-mail)



# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*8755 W. HIGGINS ROAD, SUITE 835*

*CHICAGO, ILLINOIS 60631*

*PHONE (773) 693-9200*

*FAX (773) 693-9200*

June 6, 2025

Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AS

Re: Landscape Plan Review  
Project Cardinal

Dear Pamela:

We have completed our second landscape plan review of the proposed Project Cardinal development located south of Baseline Road, east of Ashe Road, north of Galena Road, and west of Route 47 in Yorkville.

## **Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

This landscape plan is not recommended for approval. We acknowledge it is a conceptual plan, but numerous UDO requirements were not clearly addressed on the plan as described below. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

### **Building Foundation Landscape Zone**

PREVIOUS COMMENTS NOT ADDRESSED. A Building Foundation Landscape Zone, consisting of 5 square feet of landscape area per linear foot of building frontage, is required along front and side yards per the UDO. Little to no foundation plantings other than lawn are shown for most buildings. Building foundation landscape requirements are not met.

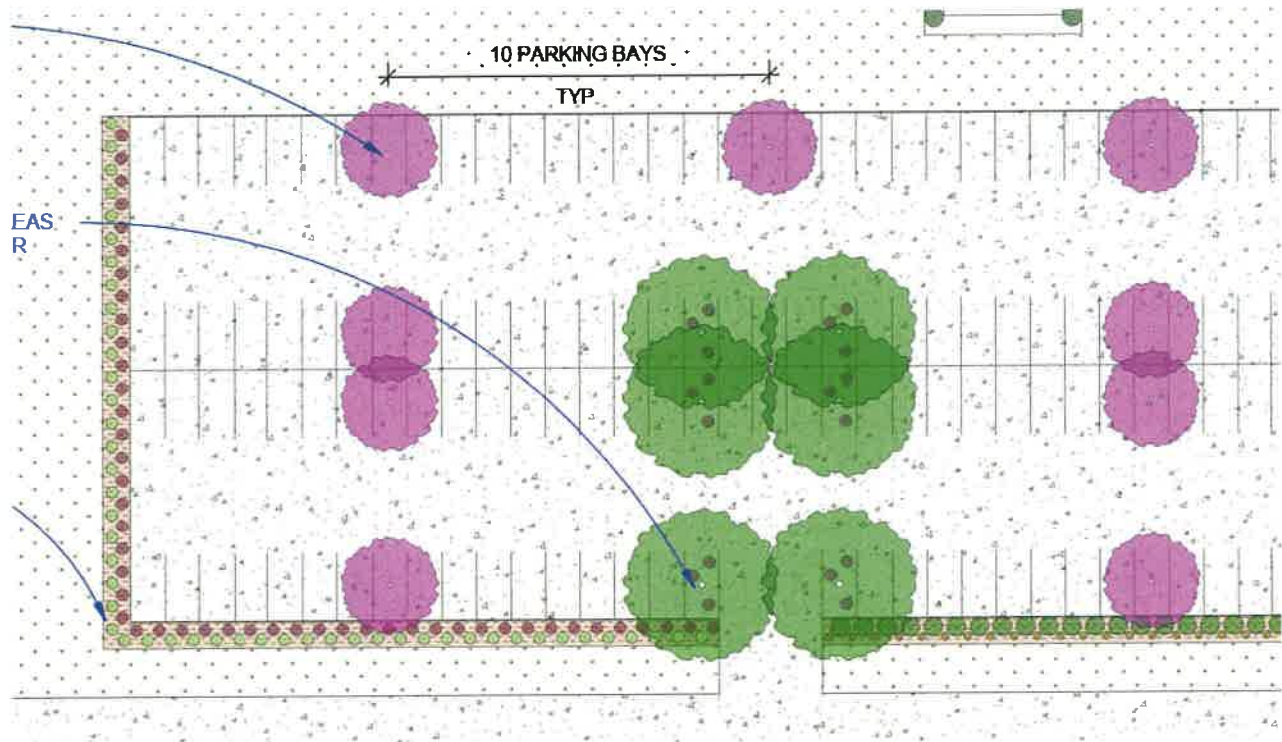
### **Parking Area Perimeter Landscape Zone**

PREVIOUS COMMENTS ADDRESSED. All off-street parking areas abutting public or private right-of-way, excluding alleys, are required to include parking lot perimeter landscaping. Parking lot perimeter landscape is conceptually depicted.



### **Parking Area Interior Landscape Zone**

PREVIOUS COMMENTS PARTIALLY ADDRESSED. The submitted parking lot landscape detail plan seems to show trees in pavement (no islands) and no vehicular connection between aisles. See below.



### **Transition Zone**

The plan indicates a Type D transition zone will be provided along all property edges. Requirements can be considered met and will be verified when detailed landscape plans are provided.

### **Species Diversity Requirements**

PREVIOUS COMMENTS NOT ADDRESSED. Species diversity requirements cannot be assessed at this time due to lack of detail.

### **Minimum Plant Size Requirements**

PREVIOUS COMMENTS NOT ADDRESSED. Minimum plant size requirements cannot be assessed at this time due to lack of detail.

### **Tree Preservation and Removal**

PREVIOUS COMMENTS NOT ADDRESSED. No live tree(s) with a diameter four inches DBH or greater may be removed without applying for and receiving approval from the City. No tree inventory or preservation plan was provided. Although a majority of the site appears to be in agricultural production, a review of Google Earth and Google Streetview imagery indicates that there are trees present on this site. Requirements not met.



### **Street Trees**

PREVIOUS COMMENTS NOT ADDRESSED. A minimum of one canopy tree is required for every 40 linear feet of parkway. These trees are in addition to those required in other zones which may abut streets. Requirements not met.

### **Wetlands**

PREVIOUS COMMENTS NOT ADDRESSED. Rob Roy Creek traverses the eastern edge of the project site. Two proposed campus entries are shown crossing the creek and will likely require wetland permitting. A wetland delineation, including a farmed wetland determination, should be provided for the entire site to document the extent of Waters of the US and wetlands, both federally regulated and others that may be subject to the Yorkville wetland ordinance. Additional comments may be provided after more information is provided.

### **SUMMARY**

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Conceptual Landscape Plan; 2 sheets; prepared by O2, Margulies Hoelzli Architecture, and Burns McDonnell; dated 3/13/2025

Let us know if there are any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Tim Pollowy". The signature is written in a cursive, flowing style.

Tim Pollowy, RLA (IL & WI)  
Senior Landscape Architect





## ENGINEERING ENTERPRISES, INC.

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

April 4, 2025

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

**Re: *Project Cardinal  
Annexation, Rezoning, and PUD Submittal – 1<sup>st</sup> Submittal  
United City of Yorkville***

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

### **General**

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
  - IDOT for access to Route 47
  - Kendall County for access to Galena Road
  - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
  - IEPA Water and Sanitary Sewer Permits



- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.
  3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
  4. The following will need to be submitted with Final Engineering Plans:
    - a. Truck-turning exhibits for delivery and emergency vehicles
    - b. Photometric plan
    - c. Landscape plan
    - d. Field tile survey
    - e. Engineer's Opinion of Probable Costs
  5. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

#### **Preliminary PUD Plan**

6. A phasing plan should be provided.
7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.
8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.
10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.
11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.
12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.



13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.
14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.
15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?
16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.
17. The developer should identify the proposed construction access points.
18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.
19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
21. The developer should explain the purpose of the future water storage tanks.
22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.
23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

#### **Preliminary Drainage Memo**

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.
25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.
26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.
27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.



Ms. Krysti Barksdale-Noble  
April 4, 2025  
Page 4

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in dark ink, appearing to read 'B. Sanderson', with a long horizontal flourish extending to the right.

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)  
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Mr. David Hansen, Senior Planner (via email)  
Ms. Jori Behland, City Clerk (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Mr. Matt McCarron, Pioneer Development (via email)  
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)  
TNP, PGW2, EEI (via e-mail)








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Sugar Grove, Illinois 60554  
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United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560  
630-553-4350  
www.yorkville.il.us

			DATE:	MARCH 2025
			PROJECT NO.:	YO2451
			BY:	PGW2
			PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\
			FILE:	YO2451_Project_Cardinal_Floodplain.mxd
NO.	DATE	REVISIONS		

600 300 0 Feet



PROJECT CARDINAL  
FLOODPLAIN EXHIBIT





**MEMORANDUM**

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,  
[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

From: Aimee Lalime, INCE Bd. Cert.  
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development  
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.



6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

**\*\*END OF MEMORANDUM\*\***



**MEMORANDUM**

April 21, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,  
[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

From: Aimee Lalime, INCE Bd. Cert.  
Nathan Sevenser, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development  
Follow-Up to Acoustics Questions during April 10<sup>th</sup> Plan Council Meeting

On April 10, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments and responses to acoustics-related questions:

1. *Will residents near the data center be exposed to health risks due to data center noise?* Studies have shown that noise-related stress can cause health risks, but the level of health risk is related to the amplitude of the noise. The city noise ordinance limits noise transmission to residential properties to 60 dBA during the daytime and 50 dBA at night, with these limits being 10 dB more stringent for tonal noise due to its potential for annoyance. These thresholds are consistent with American National Standards Institute (ANSI) standard S12.9 and World Health Organization (WHO) guidelines, which are 50-60 dBA daytime and 45-50 dBA nighttime. The WHO guidelines, in particular, are based on extensive research in noise-related impacts, including health impacts and sleep disturbance.
2. *There is a very nice equestrian center located West of the project site. How do horses respond to noise as compared to humans?* After researching horses' response to noise, we found that horses have a wider frequency range of hearing than humans and are likely to be startled by sudden noises due to their prey instinct. There is some evidence that, like humans, horses acclimate to steady or repetitive noises (such as aircraft flyovers or train passbys). Since noises associated with data centers are primarily continuous noises, rather than intermittent or sudden onset noises, we expect the horses will not be more sensitive than humans to this type of noise source. In addition, ANSI S12.9 recommends that noise transmissions to residential land uses be 5-15 dB quieter than riding stables, suggesting that humans are more sensitive to noise than horses.
3. *How will the officers determine if the noise is tonal?* The City of Yorkville uses Quest Technology Model 210 sound level meters, which do not have the capability needed to determine if a noise source is tonal. The officers would need new sound level meters with third-octave band measurement capability and training in analyzing measurements to determine if a sound is tonal.



4. *A note regarding equipment placement:* The best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.
5. *Regarding operational conditions:* As discussed in the plan council meeting, we recommend an update to item 30.II.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance.

**\*\*END OF MEMORANDUM\*\***





# Memorandum

To: Plan Council  
From: Krysti Barksdale-Noble, Community Development Director  
Date: March 25, 2025  
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**  
SW Corner of Baseline Road & IL 47 west to Eldamain Road  
Proposed Data Center Campus and On-Site Substation Development

---

I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD) and Preliminary PUD Plan for Project Cardinal received March 21, 2025 as submitted by Pioneer Development, LLC, Petitioner, as well as conceptual Preliminary PUD site plan dated 03/14/25, exterior building elevations dated 03/14/25, and Landscape Plan dated 03/11/25, all prepared by Burns McDonnell, Margulies Hoelzli Architecture and O<sup>2</sup>. A Traffic Methodology Memo, Preliminary Drainage Memo, and security fencing details dated March 14, 2025 prepared and/or submitted by Burns McDonnell, were also reviewed.

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

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

## **GENERAL APPLICATION COMMENTS:**

1. Staff has reviewed the list of property owners within 500 feet of the subject property prepared by the petitioner and submitted as part of the application and noted several parcels to the north (within Kane County) were not included.
  - a. **Attached is a list of the fourteen (14) parcels and property owners that will need to be added to your application and included in you public hearing certified mailing.** It is the petitioner's responsibility to verify the accuracy of the parcels and mailing addresses provided.

## **GENERAL ANNEXATION COMMENTS:**

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of seven (7) unincorporated parcels totaling 305-acre and fourteen (14) currently incorporated parcels, totaling approximately 1,037 acres as broken down below:



PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
<b>TOTAL</b>	<b>1037.41</b>		

- MISSING PARCELS** – It is noted there are two (2) residential parcels located on Baseline Road (#02-05-200-004 Maldonado and #02-05-200-001 Rakas). Is it the intention of the petitioner to purchase these parcels and incorporate in the overall data center campus plan? Does the petitioner plan to keep the cell tower located on parcel #02-05-200-004?
- PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
- EXISTING PUD DEVELOPMENTS** – There are two (2) existing Annexation Agreements/Planned Unit Developments within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement (Expired 7/13/24)	Single Family	189
			Res. 2006-43 Prelim. Plan Approval (Expired 7/13/07)	Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement (Expires 9/27/25)	SF Age-Restricted	568
			Ord. 2006-132 Amend. Annex. & PUD Agreement  Res. 2007-54 Prelim. Plan & Plat Approval (Expired 10/23/08)	DU Age-Restricted	244
				Single Family	484
TOTAL		736 ac.	TOTAL		1638



- a. The underlying zoning of the Bailey Meadows development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.
- b. The underlying zoning of the Westhaven development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.
- c. Both of these developments account for approximately 70% of the overall subject area, resulting in a “loss” of approximately 1,638 future dwelling units. It should also be noted, the Westhaven development still has an active Annexation Agreement. The approval of any subsequent planned unit development (PUD) agreement will effectively repeal or override these previous entitlements.

**GENERAL ZONING/REZONING COMMENTS:**

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all twenty-one (21) parcels within the subject area to M-2 General Manufacturing District.
  - a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning these seven (7) parcels to be annexed to the M-2 General Manufacturing District.
  - b. The petitioner is also seeking to rezone the parcels within the Bailey Meadows and Westhaven developments from R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District.
7. **SURROUNDING LAND USE & ZONING** - The following are the current immediate surrounding zoning and land uses of the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County)	Farmland
	Baseline Road (Rte. 30)	Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3)	Farmland (Schramm)
	B-3 General Business District	Farmland (Northgate Commercial)
	R-3 Multi-Family Attached Residence District	Bristol Bay Subdivision
	N. Bridge Street (Rte. 47)	Transportation Land Use
South	A-1 Agricultural District (Kendall County)	Farmland
	M-1 Manufacturing (Kendall County)	Vacant Farmland
	R-2 Single-Family Traditional Residence District	Residential/Outbuilding Land Use
	A-1 Agricultural District (Special Use)	Farmland (Yorkville Renewables Solar)
	Galena Road	Transportation Land Use
West	A-1 Agricultural District (Kendall County)	Farmland
	RPD-1 (Kendall County)	Residential/Equestrian Land Use
	Ashe Road	Transportation Land Use



- c. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**
8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.
- d. While no specific land use for a “**utility switchyard**” is identified within the Unified Development Ordinance, per Section 10-3-12 (A)(5), if a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use.
  - e. Since a “utility switchyard” is generally defined as “a type of substation that operates at a single voltage level without transformers,” **staff considers a “utility switchyard” to be substantially similar to an electric substation and, therefore, a permitted use within the M-2 General Manufacturing District.**
  - f. It is also noted on the singular parcel (02-06-400-001) located south of Galena Road totaling 17.75 acres is proposed for six (6) “Future Water Tanks”.
    - i. Private above-ground water tank storage is not identified specifically as a permitted or special use in the M-2 General Manufacturing District. **Therefore, staff requests additional information regarding the intended use, operation, overall area, height, and proposed access to this site. Also, will this parcel be gated? This will allow staff determine if this use is substantially similar to other permitted or special uses for the district.**

#### **PLANNED UNIT DEVELOPEMENT (PUD) COMMENTS:**

9. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
- g. The petitioner has identified three (3) modification standard the proposed PUD will meet per Section 10-8-8D.
    - i. Modification Standard #1 “Landscape Conservation and Visual Enhancement”. The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
      - 1. **Staff believes this modification standard does not apply, as the subject property currently lacks any existing landscaping or trees, and no natural features have been identified for preservation.**
    - ii. Modification Standard #6 “High Quality Building Materials.” The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.



1. **Staff is uncertain if this modification standard applies, however, the petitioner states “ each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design...including advanced glazing, refined articulation, precast concrete walls, and metal elements.”**
- iii. Modification Standard #11 “Funding or Construction of Public Roadways”. The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.
  1. **Staff believes this modification standard does apply, as the proposed development will be required to make roadway improvements to at least the intersection of Baseline Road (Rte. 30) and Ashe Road.**
- iv. Modification Standard #12 “Regional Utility Improvements”. The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.
  1. **Staff believes this modification standard does apply, as the proposed development will be required to install large diameter public utilities (water and sanitary) to the property.**
- h. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

#### **PRELIMINARY PUD PLAN COMMENTS:**

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.
  - i. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.
  - j. **Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.**
11. **PROPOSED PHASING SCHEDULE** – The petitioner proposes to develop the subject property in fourteen (14) phases over an estimated ten (10) year period, with each phase anticipated to include one (1) building. According to the Project Cardinal narrative, each building is expected to become operational within 24 months of its groundbreaking.



- k. It is unclear if phasing will occur in numerical order of the depicted buildings on the Site Plan (e.g., Building #1 will be Phase 1, Building #2 will be Phase 2, etc.).
- l. Staff recommends the phasing plan be implemented to minimize impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures.
- m. The petitioner must provide a detailed phasing schedule table as a separate document or be depicted on the Site Plan for specificity within the PUD agreement.

12. **BUILDING SETBACKS/BUILDING SEPARATION** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

<b>BUILDING SETBACKS</b>	<b>REQUIRED MINIMUM SETBACKS M-2 DISTRICT</b>	<b>PROPOSED MINIMUM SETBACKS SITE PLAN*</b>
FRONT YARD (Bridge Street/IL Rte. 47)	25'	25'
SIDE YARD (North – Baseline Road/South- Galena Road)	Min. 10% of lot/Max. 20'	20'
REAR YARD (Ashe Road)	0'	0'

\*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. For the purposes of the perimeter setbacks, the petitioner is requesting Bridge Street/IL Rte. 47 is the established front yard and Ashe Road is the established rear yard.

- a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.
  - 1. Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.
- b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?
  - 1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. Therefore, is the petitioner seeking a zero (0) foot building setback for all yards on the future plats, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots? If so, staff supports this request.
- c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.



1. Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.
13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.
  - n. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (Deviation #2).
  - o. The City is currently in the process of adopting specific development standards for data center campus developments.
  - p. Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.
14. **NUCLEAR ENERGY USES** – Staff will require that the petitioner agree that the data center campus be strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed buildings will not exceed 55’ to top of structure and 78’ to top of rooftop equipment.
  - q. Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.
    - i. It is noted on the Site Plan and Enlarged Site Plan the petitioner has indicated a “2,000 ft. Residence District Building Height Restriction Zone”.
      1. One (1) Customer Substation, the entirety of Buildings 12, 13, 14, and portions of Buildings 9, 10, and 11 fall within this zone.
      2. Residential land uses to the north of Baseline Road (Kane County) and to the west of Ashe Road (Kendall County) do not appear to be contemplated in the provided restriction zone.
16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 41% (18,552,808 sq. ft.).
17. **VEHICULAR/PEDESTRIAN ACCESS** – It is noted that the site has access eight (8) points of access. Two (2) off of N. Bridge Street (IL Rte. 47), four (4) off of Galena Road, one (1) on Ashe



Road, and one (1) off Baseline Road (Rte. 30). These access points lead to internal private roadways which loop around the fourteen (14) proposed buildings and connect to the electric substations and utility switchyard.

- ii. It is noted that three (3) access points – two (2) off of Galena and one (1) off of Baseline Road will be direct employee access the respective data center building portions of the campus. Additionally, remaining two (2) access points located on Galena Road are intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation and utility switchyard. These access points will also be locked and secured.
- iii. The proposed primary access points to the data center will occur through the one (1) access point on Ashe Road and two (2) off of N. Bridge Street (Rte. 47). These points of access will be fenced and guarded stations requiring extensive security verification before entry.
- iv. **Staff defers to City Engineer regarding site access and roadway alignments.**
- r. **Cross Access** – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #3**).
  - i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council. **Staff supports the waiver.**
  - s. **Pedestrian Circulation** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (Deviation #5).
    - i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**
    - ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**
      - 1. **Ashe Road/Galena north to Baseline Road**
      - 2. **Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)**



18. **PARKING** - According to the Site Plan submitted, there are 3,750 total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses as detailed below:

<i>Location</i>	<i>Sq. Ft.</i>	<i>Provided Parking Spaces</i>	<i>Parking Required 0.3 Per 1,000 Sq. Ft.</i>
Building 1	1,361,182	300	408.35
Building 2	1,361,182	300	408.35
Building 3	780,000	150	234.00
Building 4	780,000	150	234.00
Building 5	1,361,182	300	408.35
Building 6	1,361,182	300	408.35
Building 7	1,361,182	300	408.35
Building 8	1,361,182	300	408.35
Building 9	1,361,182	300	408.35
Building 10	1,361,182	300	408.35
Building 11	1,361,182	300	408.35
Building 12	780,000	150	234
Building 13	1,361,182	300	408.35
Building 14	1,361,182	300	408.35
<b>TOTAL</b>	<b>17,313,002</b>	<b>3750</b>	<b>5193.85</b>

- t. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 1,878,142 sq. ft. requiring ~505 parking spaces per building, however, they contend the actual parking demand will be approximately 375 spaces per building (Deviation #4).
- u. Staff has estimated the total required parking for the subject property is 5,194 spaces, including 114 ADA accessible spaces. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a minimum of 104 electric vehicle charging stations.
- i. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, however, staff recommends a fee in lieu of the required electrical vehicle charging station infrastructure which will be used to install electric charging stations in the downtown or at other public facilities.
- v. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (Deviation #6).
- i. No waiver required as it is a parking bonus mechanism, not a requirement.
- w. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the



instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #7**). **Staff supports the request.**

19. **TRAFFIC IMPACT** – The petitioner has provided a Traffic Methodology Memo prepared by Burn McDonnell providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 2,792 trips. **Staff defers to the City Engineer regarding Traffic Methodology Memo.**

- x. **Traffic Management Plan** – **Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

20. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

- y. Per staff's review, the following sections of the Landscape Plan would apply:

- i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

1. Petitioner has indicated base building foundation on Enlarged Site Plans.

- ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

1. Petitioner has indicated parking area perimeter landscape zone plantings on Enlarged Site Plans.

- iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. **Petitioner is seeking relief from this standard. Staff supports this request.**

- iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not



expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. **Petitioner has indicated a 100' Transition Type D Zone Landscape Buffer on Enlarged Site Plans.**



2. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

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

- z. Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing matching the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units located within penthouses.
  - i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**
  - ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses, as the petitioner proposed, with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**
  - iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**
  - iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening.**

22. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

- aa. Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have ten (10) foot tall powder coated black steel



security fence extend beyond the front plane of the primary building façade (Deviation #10).

- i. Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.
- ii. The request for a ten-foot (10'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence is supported by staff.
- iii. Staff understands that the fences will be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department).

23. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, “Battery Uses” are permitted within the M-2 General Manufacturing District. “Battery Uses” are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

bb. The petitioner’s plans do not indicate that battery uses, or storage, is proposed for the development. Please verify if battery uses or storage is planned for the proposed data center campus.

cc. If so, staff will require the following:

- i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.
- ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (See comment #30 Recommended Operational Conditions)
- iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

24. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

dd. The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls



with metal downspout accents. While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance.

ee. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement (Deviation #11).**

- i. To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.
- ii. Staff further recommends buildings visible from Route 47 have the highest aesthetic standards that can be economically achieve. It is important that these structures which will be located at the entrance into the City will make a statement. Should a central roadway (E. Beecher) go through the site intersecting at Baseline Road, the building facades facing this roadway should be a better than average standard (but maybe slightly less than the Route 47 facades).
- iii. As part of the revised submittal, the petitioner shall provide a comprehensive architectural rendering of the data center buildings, along with viewpoint renderings from each adjacent public roadway. These renderings must include proposed landscaping to accurately depict the visual impact of the development and demonstrate how the revised elevations contribute to a more context-sensitive and visually appealing design.

25. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

- ff. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

26. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

- gg. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but defers to the City Engineer regarding the extension of E. Beecher Road northward toward Baseline Road.**

27. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations.



- hh. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.
  - ii. Are monument signs or wayfinding signage proposed within the data center campus?
    - i. See comments under #20 Comprehensive Plan and #32 Development Offsets entryway and placemaking elements.
28. **SITE ADDRESSING** – Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Bridge Street, Ashe Road or Baseline Road with internal building numbering/identification?
29. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.
- jj. How tall do you anticipate the light standards will be for the data center campus?
    - i. Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.
  - kk. Are lights proposed for the future water tank parcel?
30. **RECOMMENDED OPERATIONAL CONDITIONS** – The following is a list of operational conditions recommended by staff to be included in the Planned Unit Development for all future data center campus developments, aimed at addressing resident concerns and maintaining quality of life:
- ll. Noise Study – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:
    - i. A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits
    - ii. A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.
    - iii. Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.
  - mm. Operational Testing – Operational testing of emergency backup generators shall be limited to the following:
    - i. Only between the hours of 11am-5pm on weekdays and non-holidays.



nn. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

- i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**
- ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**
- iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**
- iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

oo. **Building Code Standards** – The following building code standards shall apply:

- i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.**
- ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

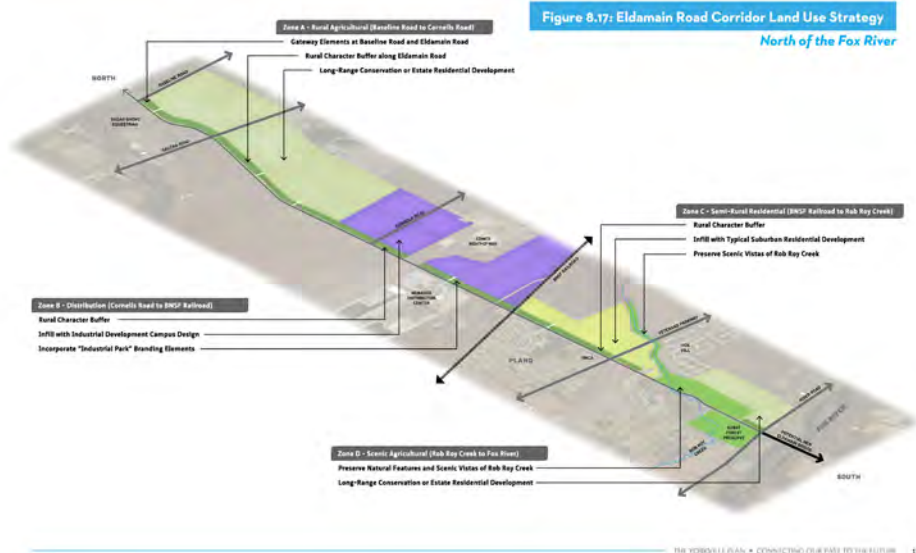
31. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as “Estate/Conservation Residential (ECR)” and “Parks and Open Space (OS)”. The “Estate/Conservation Residential (ECR)” is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. The “Parks and Open Space (OS)” designation is intended for recreational lands and the preservation of open space areas utilized for public or private lands.

pp. The current future land use designations reflect the current underlying approved zoning and plans for the Bailey Meadows and Westhaven PUDs. The Comprehensive Plan also anticipated the west side of N. Bridge Street (IL Rt. 47) in this area for open space parkland or “green infrastructure”.

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

- i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as “Zone B – Distribution (Corneils Road to BNSF Railroad)” meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50’ to 100’ buffer to maintain the zone’s semi-rural visual character.





THE YORKVILLE PLAN • CONNECTING OUR PAST TO THE FUTURE 139

- ii. **In Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Cornells Road) each indicate an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City.**

## SECTION 8 - CORRIDORS

#### ZONE A - RURAL AGRICULTURAL (BASELINE ROAD TO CORNELLS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.

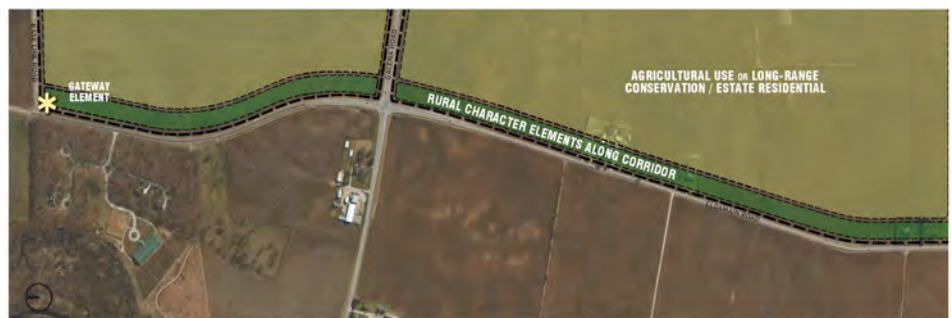


Figure 8.5a: Zone A Future Land Use Concept

## SECTION 8 - CORRIDORS

#### ZONE A - NORTH GATEWAY (BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer. Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 47.
- Enhance roadway with rural character elements and landscaping.

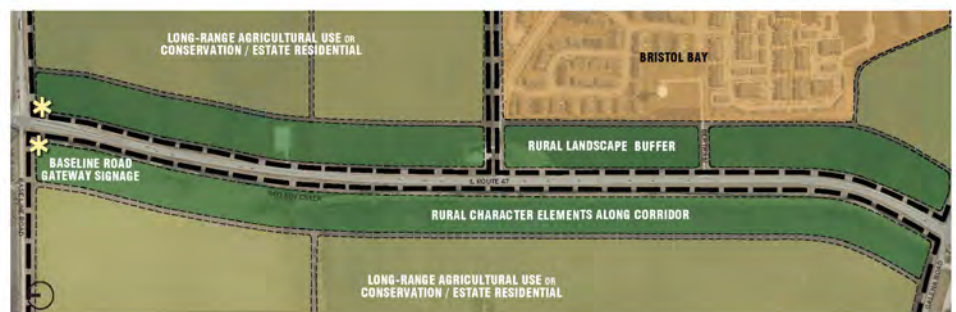


Figure 8.5b: Zone A Future Land Use Concept



32. **DEVELOPMENT OFFSETS** - As part of the City's efforts to balance the scale and impact of the proposed 1,034-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park to compensate for the loss of land and land-cash contributions, and community investment within the downtown as described below:

rr. **Entryway/Gateway Signs**

- i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of three (3) gateway signs and/or entryway features as identified in the Comprehensive Plan.**

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

ss. **Parks & Recreation**

- i. **It is estimated that the conversion of the 1,034-acre subject property to a data center campus, which was previously planned for dense single-family and townhome residential development with nearly 2,100 dwelling units, is equivalent to a loss of \$3.2 million in park land-cash contributions.**

- ii. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

tt. **Utility Infrastructure**

- i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements.**

uu. **Utility & Property Taxes**

- i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates.**



vv. Community Investment

- i. Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #32. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.



PINS	Property Owner	Mailing Address
14-31-200-002	GRUBE, ROBERT P 2011 TRUST ET AL CAPS	801 WARRENVILLE RD STE 150 LISLE, IL, 60532-4328
14-31-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-31-400-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-007	FOTOPOULOS, ELIZABETH & NINA A	43W904 BASELINE RD SUGAR GROVE, IL, 60554-9649
14-32-300-006	JERICO CEMETERY ASSOCIATION % RALPH HARKISON	PO BOX 3 BIG ROCK, IL, 60511
14-32-300-008	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-300-009	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-001	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-002	GRACE LAND LLC	9 BEL AIRE CT BURR RIDGE, IL, 60527-8382
14-33-301-001	JENNINGS, SUZANN M TRUST JAMES A SHERMAN	602B W 5TH AVE NAPERVILLE, IL, 60563-2902
14-33-377-018	HOMESTEAD LAND COMPANY LLC	1107 S BRIDGE ST STE D YORKVILLE, IL, 60560-1747
14-33-400-028	ORMISTON, MAURICE E DCLRN TR # 101 & ET AL	11718 NEWARK RD NEWARK, IL, 60541-9236
14-33-400-029	SUGAR GROVE FAMILY FUN CENTER LLC EDWARD PAROLEK	1099 DEERPATH RD AURORA, IL, 60506





## ENGINEERING ENTERPRISES, INC.

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

April 4, 2025

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

**Re: *Project Cardinal  
Annexation, Rezoning, and PUD Submittal – 1<sup>st</sup> Submittal  
United City of Yorkville***

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

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

### **General**

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
  - IDOT for access to Route 47
  - Kendall County for access to Galena Road
  - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
  - IEPA Water and Sanitary Sewer Permits



- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.
  3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
  4. The following will need to be submitted with Final Engineering Plans:
    - a. Truck-turning exhibits for delivery and emergency vehicles
    - b. Photometric plan
    - c. Landscape plan
    - d. Field tile survey
    - e. Engineer's Opinion of Probable Costs
  5. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

#### **Preliminary PUD Plan**

6. A phasing plan should be provided.
7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.
8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.
10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.
11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.
12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.



13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.
14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.
15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?
16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.
17. The developer should identify the proposed construction access points.
18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.
19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
21. The developer should explain the purpose of the future water storage tanks.
22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.
23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

#### **Preliminary Drainage Memo**

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.
25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.
26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.
27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.



Ms. Krysti Barksdale-Noble  
April 4, 2025  
Page 4

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in dark ink, appearing to read 'B. Sanderson', with a long horizontal flourish extending to the right.

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 Ratosh, 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](mailto:Bzpermits@yorkville.il.us)  
Mr. Matt McCarron, Pioneer Development (via email)  
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)  
TNP, PGW2, EEI (via e-mail)





# Memorandum

To: Krysti Noble, Community Development Director  
From: Eric Dhuse, Director of Public Works  
CC:  
Date: April 1, 2025  
Subject: Project Cardinal PUD Application Review

---

I have reviewed the Project Cardinal application package dated 3/14/25 and have the following comments:

## **Concept Site Plan**

- The plan shows full access from Route 47 at 2 separate locations, have you talked to IDOT regarding these access points? If so, where are you at in the process?
- Both the Rt. 47 access points will necessitate a crossing of the Rob Roy drainage ditch, have you had any contact with the drainage district? If so, where are you at in the process?
- There are multiple access points shown on Galena Rd., which is a county highway, have you spoken with Kendall County regarding the proposed locations? If so, where are you at in the process?
- Are the proposed water tanks shown south of Galena Rd. private or public?
- Can you show what the drainage channel will look like, and how it will function without causing erosion?
- Do you plan on turf grass for all the areas without buildings?
- What are your plans for the cell tower that is currently on site?
- There are no sidewalks shown adjacent to any roadway. Please work with all agencies to provide sidewalk/path as required.
- The City requires parkway trees. Please refer to our landscape ordinance for guidance on placement and tree species.
- Early in the process, we will need a completed traffic study to make sure that all the roadways are built to the correct standards, signalized if necessary, and the appropriate



turn lanes installed if needed. Before any traffic studies are completed, the petitioner will need an answer from IDOT regarding the proposed full access entrances. Otherwise, the petitioner would have to perform two separate studies. Study 1 would show the accesses as proposed and study 2 would show no access on Rt. 47.

- The Rob Roy Drainage District is responsible for the care of the drainage ditch that is located on the east side of your property. You will need to work with them on any plantings or landscaping that is within 60' of each side of the centerline of the ditch.
- Baseline Rd. and Ashe Rd. will have to be brought up to the current city standard for data centers. This will include any improvements that are recommended by a full traffic study. This will be at the sole cost of the developer.
- The construction of data centers accounts for far more traffic than the operation of data centers, please provide a detailed traffic plan for construction access for each phase of construction.
- Major reconstruction is planned for Rt. 47 in the next few years. As of now it is planned for Galena Rd. to be closed for a very long period to construct a new bridge over the Rob Roy drainage ditch. Once that is completed, they plan on opening Galena and closing Baseline to build another bridge. You will need to account for this in your construction traffic plan.

### **Required Deviations Section**

- In your list of required deviations, you ask for relief from public streets due to the unique and secure nature of a data center campus. This appears more like 3 individual developments segmented by the Com Ed owned right of way. Each cluster of building has their own fence and substation/switchgear, their own entrance, and stormwater basins. Therefore, public streets could be added without any danger to the campus since they are already divided. A connection from East Beecher to Mighell Rd. would be a logical point to look at for a public street.
- Can you provide a more detailed landscape plan with example drawings of each area?
- There is a very large landscape surfacing that was left as TBD, this needs to be determined before anything can be approved.
- Bicycle parking is very feasible, you are required to place sidewalk or trail surrounding your property and there will be a trail on the east side of Rt. 47 that runs from the south side of the city that provides the necessary access to your site.





**Yorkville Police Department Memorandum**  
651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141

**Date:** March 25, 2025  
**To:** Krysti Barksdale-Noble (Community Development Director)  
**From:** James Jensen (Chief of Police)  
**Reference:** List Project Name: Project Cardinal - Pioneer  
List Applicant Name: Matt McCarron (Pioneer Development)  
List Project Manager:  
List Project Number: PZC 2025-07

Please see comments listed below pertaining to the project referenced above:

#### **Roadway & Property Signage**

Handicapped Signage Required:   X   Yes        No

\*\*Signage must meet MUTCD Standards

\*\*Fine amount must be listed on sign

Speed Limit Signage Required/Recommended        Yes   X   No

School Zone Special Signage        Yes   X   No

Special Speed Zone Signage Requested        Yes   X   No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested?   X   Yes        No

Comment #1: **Proper construction routes should be identified. Secondary roadways unless properly constructed should not be used. Proper signage is being requested.**

Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**

Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**





## Yorkville Police Department Memorandum

651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141

\*\*\*All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels\*\*\*

### Roadway

Do you have intersection Concerns? ☒ Yes ☐ No

Comments: **We do have intersection concerns with the private driveways coming out onto Route 47 and Galena Roadway. Both roadways are well traveled with higher speed limits.**

Entrance/Exits match up with adjacent driveways? ☐ Yes ☒ No

Total Entrance/Exits for development? **4 – Galena Road  
2 – Route 47**

Are vehicle entrance/exits safe? ☐ Yes ☐ No

Are warning signs for cross traffic requested? ☐ Yes ☐ No

Comments: **Direct entrances/exits to Galena Road and Route 47 should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? ☒ Yes ☐ No

If yes, will police & Fire and Access? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

### Security





## Yorkville Police Department Memorandum

651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141

Will security cameras be in use? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department ☐ Yes ☐ No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

### Miscellaneous Comments

Noise Ordinance Concerns ☒ Yes ☐ No





## **Yorkville Police Department Memorandum**

**651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141**

Comments: **Concerns specific to noise on site (i.e. generators)**

### **Criminal Investigations Procedures**

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

### **Emergency Operations & Continuity of Operations**

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.





## Bristol Kendall Fire Department Fire Prevention Bureau

103 East Beaver Street  
Yorkville, IL 60560-1704

Tel: 630 553-6186

Fax: 630 553-1482



03/26/25

Krysti,

This is from the 2024 IFC,

**403.10.6 - Lithium and Lithium metal Batteries-** An approved fire safety and evacuation plan in accordance with section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.

**320.4.3.3 Fire Detection** – A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant-energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

If you have any questions or need further assistance, feel free to contact me.

Respectfully,

Michael Torrence  
Battalion/Fire Marshal  
Bristol Kendall Fire Protection District  
630-768-3200  
MT/1



**MEMORANDUM**

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,  
[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

From: Aimee Lalime, INCE Bd. Cert.  
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development  
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

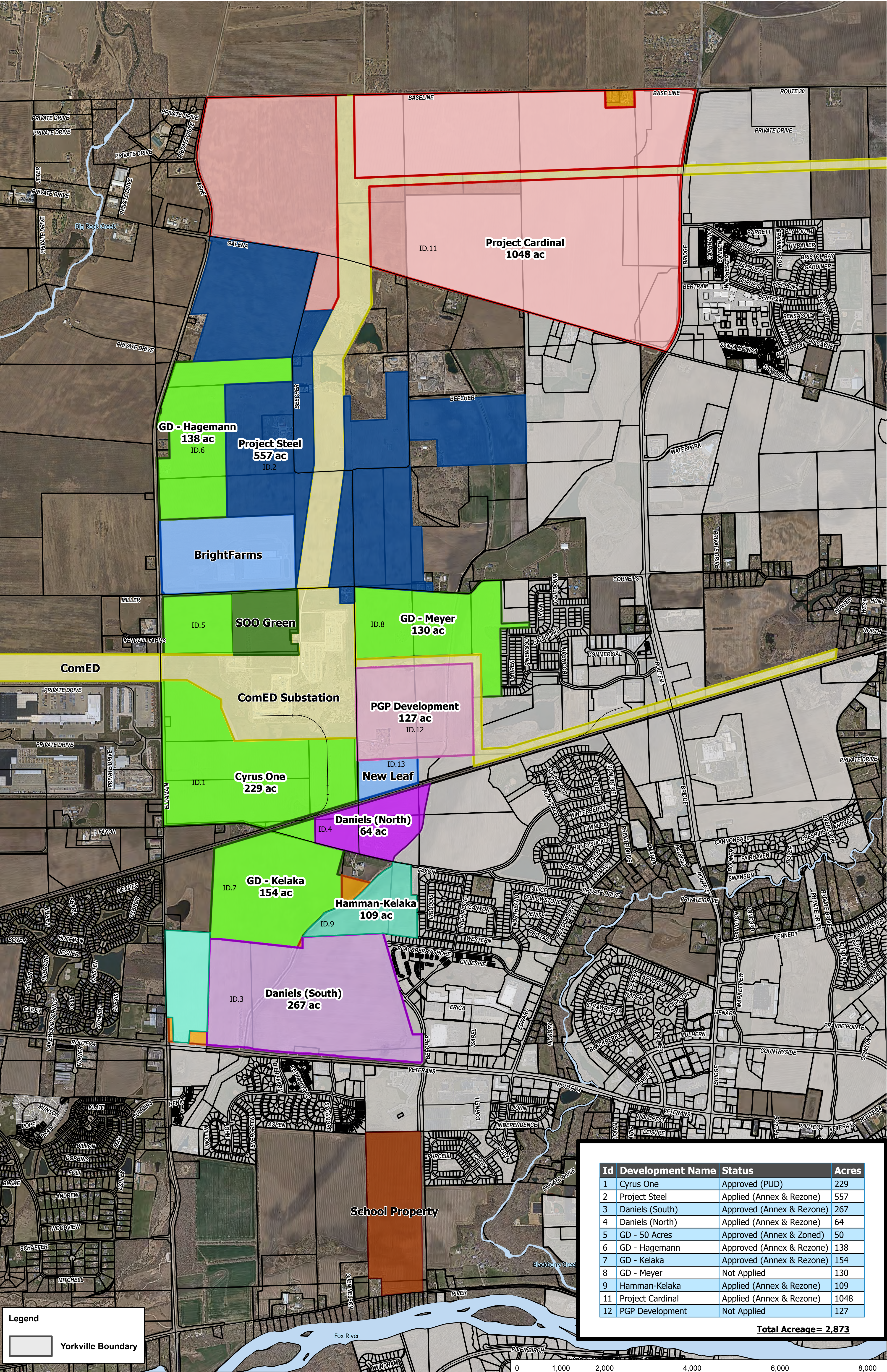
1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.



6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

**\*\*END OF MEMORANDUM\*\***

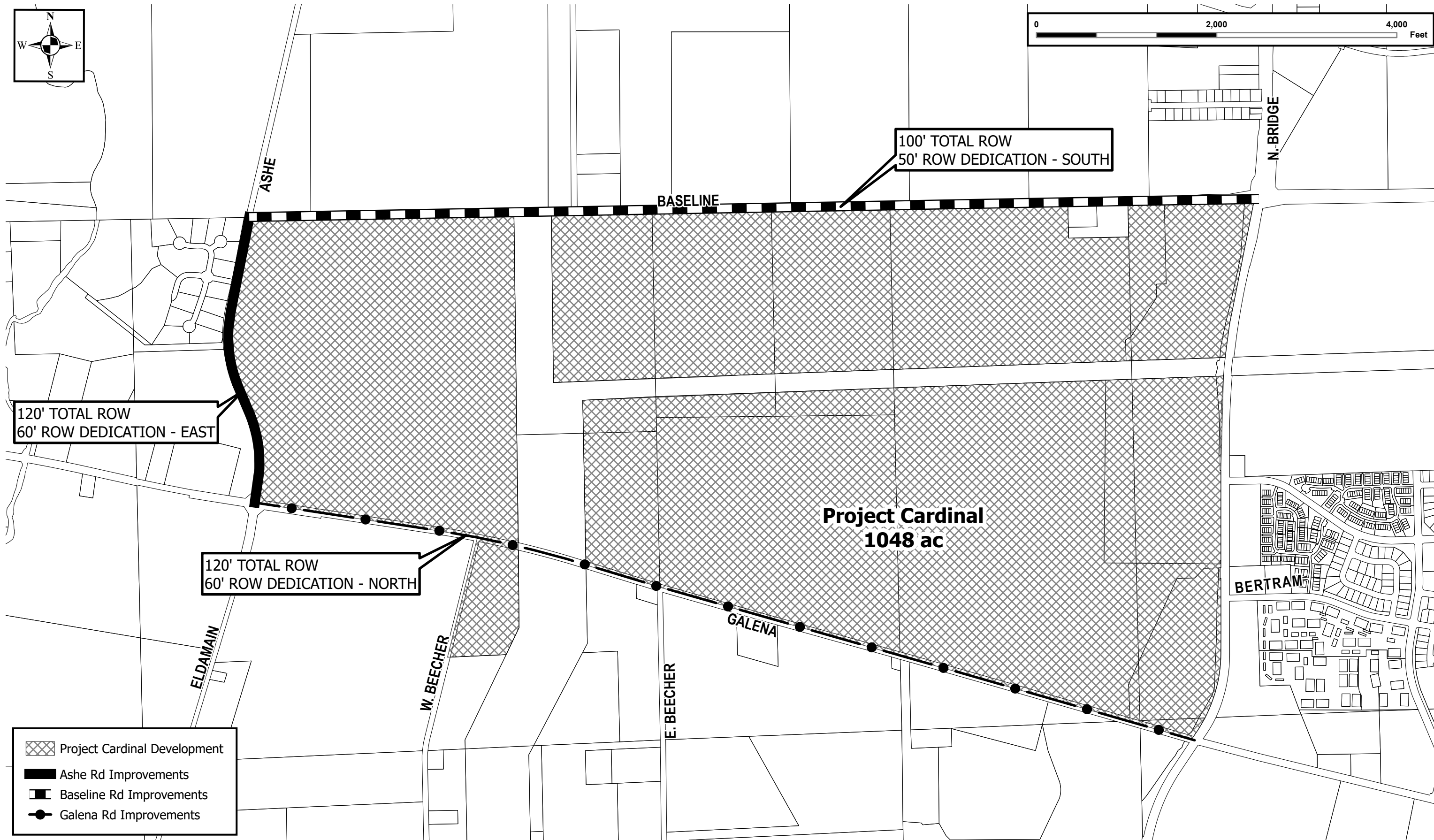
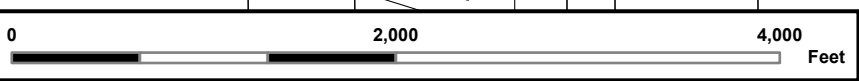
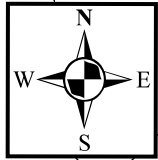






Legend			
Yorkville Boundary			


Table with 4 columns: Id, Development Name, Status, Acres			
1	Cyrus One	Approved (PUD)	229
2	Project Steel	Applied (Annex & Rezone)	557
3	Daniels (South)	Approved (Annex & Rezone)	267
4	Daniels (North)	Applied (Annex & Rezone)	64
5	GD - 50 Acres	Approved (Annex & Zoned)	50
6	GD - Hagemann	Approved (Annex & Rezone)	138
7	GD - Kelaka	Approved (Annex & Rezone)	154
8	GD - Meyer	Not Applied	130
9	Hamman-Kelaka	Applied (Annex & Rezone)	109
11	Project Cardinal	Applied (Annex & Rezone)	1048
12	PGP Development	Not Applied	127
Total Acreage=			2,873






 Project Cardinal Development

 Ashe Rd Improvements

 Baseline Rd Improvements

 Galena Rd Improvements



**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
(630) 466-6700 / [www.eeiweb.com](http://www.eeiweb.com)

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

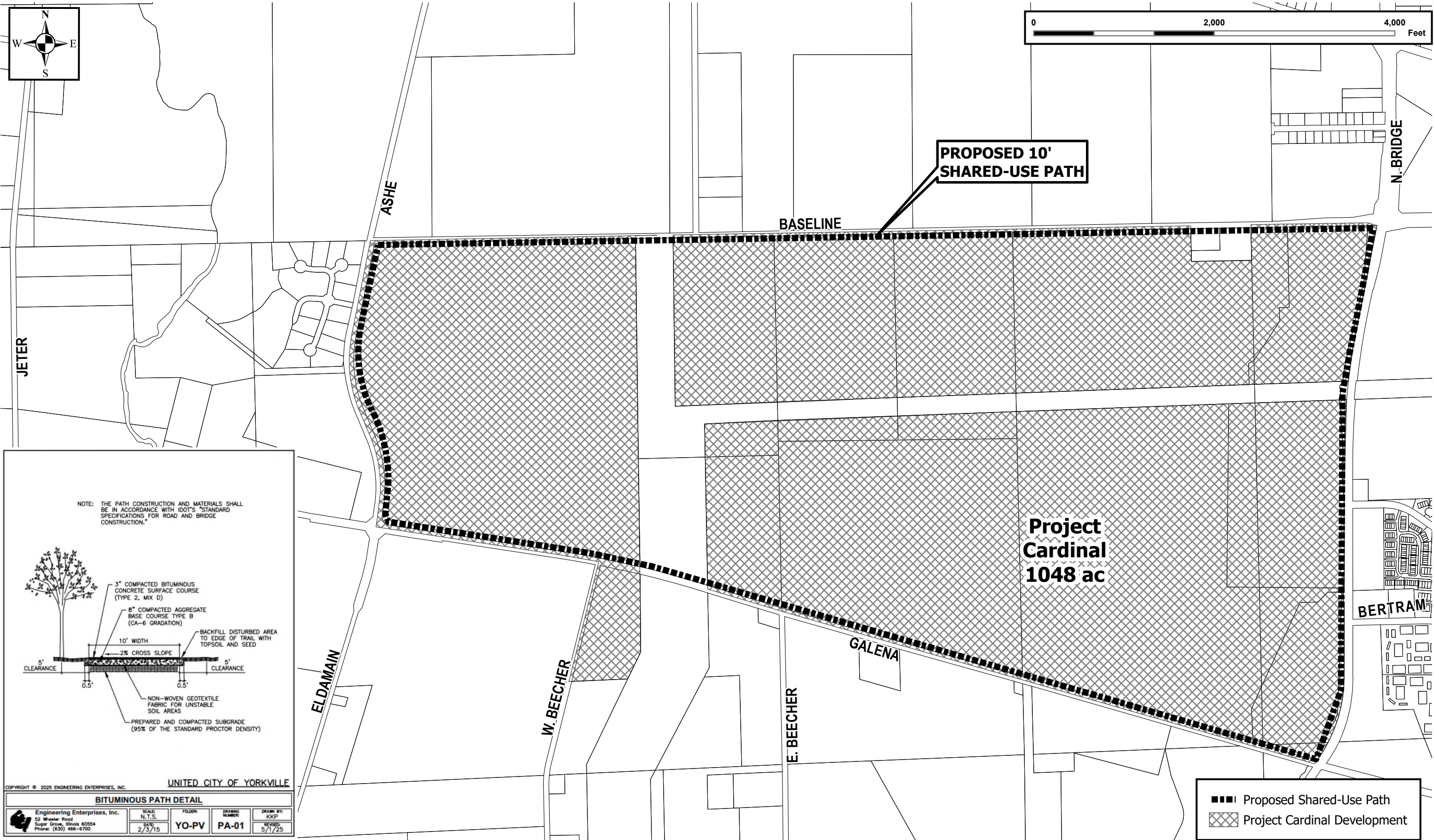
NO.	DATE	REVISIONS

DATE:	MAY 2025
PROJECT NO.:	Y02451
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	Y02451_PROJECT CARDINAL ROADWAY EXHIBITS

PROJECT CARDINAL

EXHIBIT XX  
ROW DEDICATIONS






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**UNITED CITY OF YORKVILLE**

**BITUMINOUS PATH DETAIL**



Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
Phone: (630) 466-6700

SCALE:  
N.T.S.

DATE:  
2/3/15

FOLDER:  
YO-PV

DRAWING NUMBER:  
PA-01

DRAWN BY:  
KKP

REVIEWED:  
5/1/25



**Engineering Enterprises, Inc.**  
**CONSULTING ENGINEERS**  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
(630) 466-6700 / [www.eeiweb.com](http://www.eeiweb.com)

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651 Prairie Pointe Drive  
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NO.	DATE	REVISIONS

DATE:	MAY 2025
PROJECT NO.:	Y02451
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	Y02451_PROJECT CARDINAL ROADWAY EXHIBITS

**PROJECT CARDINAL**

**EXHIBIT C**  
**PROPOSED PATH LOCATIONS**



Sold To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville, IL 60560

Bill To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville, IL 60560

## Certificate of Publication:

Order Number: 7816015  
Purchase Order: Project Cardinal (PZC)

State of Illinois - Kendall

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Aurora Beacon News. The Aurora Beacon News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Aurora Beacon News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 5/23/2025, and the last publication of the notice was made in the newspaper dated and published on 5/23/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **May 23, 2025.**

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Aurora Beacon News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

25th Day of June, 2025, by

**Chicago Tribune Media Group**



---

Jeremy Gates



Beacon-News COURIER-NEWS NAPERVILLE SUN NEWS-SUN Post-Tribune Southtown

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All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, in the sale, rental, or financing of housing.

In addition the Illinois Human Rights Act prohibits discrimination based on age, ancestry, marital status, sexual orientation or unfavorable military discharge.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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South Suburban Housing Center  
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Saturday, May 31st, 2025, 9AM Start  
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### Legal Notices

### Legal Notices

### Legal Notices

### PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISSION PZC 2025-08

**NOTICE IS HEREBY GIVEN THAT** Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Salena & 47th, LLC, MPLVILL, LLC, Sanjay and Sameer Gupta, Dale L. Konick, LLC, and The Konick Family Limited Partnership, have submitted applications to the United City of Yorkville, Kendall County, Illinois. Their request includes rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 1,037 acres across 20 parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District, R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District. The intent is to develop a state-of-the-art data center campus, featuring four (4) data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. Requested determinations from the Yorkville Unified Development Ordinance (UDO) pertain to yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashle Road. The legal description is as follows:

**OWNER: Sanjay & Sameer Gupta**  
PARCEL 1:  
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 40 CHAINS (RECORDED), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LIMS (RECORDED), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORDED), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 89 DEGREES 37 MINUTES 33 SECONDS EAST, 48.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 37 MINUTES 33 SECONDS WEST, 110.00 FEET TO ITS INTERSECTION WITH THE WESTERN LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING, THENCE NORTH 00 DEGREES 09 MINUTES 4 SECONDS EAST ALONG SAID WESTERN LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERN LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERN LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERN LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CURVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 72 DEGREES 43 MINUTES 37 SECONDS WEST, 775.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE CONTINUING SOUTHERLY ALONG SAID WESTERN LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CURVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERN LINE, 84.72 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD, THENCE NORTH 74 DEGREES 30 MINUTES 55 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392, THENCE SOUTH 07 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERN LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING, THENCE NORTH 00 DEGREES 09 MINUTES 4 SECONDS EAST ALONG SAID WESTERN LINE, 128.76 FEET; 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**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

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Hello Elizabeth,

Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).

4) what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.



6) when it comes to cooling this facility why would the developers identify this area as a prime location for a data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson  
City Administrator  
United City of Yorkville  
651 Prairie Point Drive  
Yorkville, Illinois 60560  
630-553-8537 direct  
630-308-0582 cell  
bolson@yorkville.il.us

-----Original Message-----

From: Jori Behland <jBehland@yorkville.il.us>

Sent: Tuesday, March 25, 2025 2:08 PM

To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>

Cc: Monica Cisija <mcisija@yorkville.il.us>

Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland  
City Clerk

651 Prairie Pointe • Yorkville, IL 60560

630-553-8567 (Direct)

630-553-4350 (City Hall)

jbehland@yorkville.il.us <https://linkprotect.cudasvc.com/url?>

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-----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 data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

Thank you,  
Elizabeth

Sent from my iPhone





# Memorandum

To: Planning and Zoning Commission  
From: Sara Mendez, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
David Hansen, Senior Planner  
Date: July 2, 2025  
Subject: **PZC 2025-10 Heartland Meadows West  
Final Plat of Subdivision Approval**

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## **PROPOSED REQUEST:**

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

This proposed development reflects the approved amendment to the Kendall Marketplace Planned Unit Development (PUD) Agreement, including the preliminary subdivision plat and final PUD plan, which were approved in January 2025.



## **HEARTLAND MEADOWS WEST**

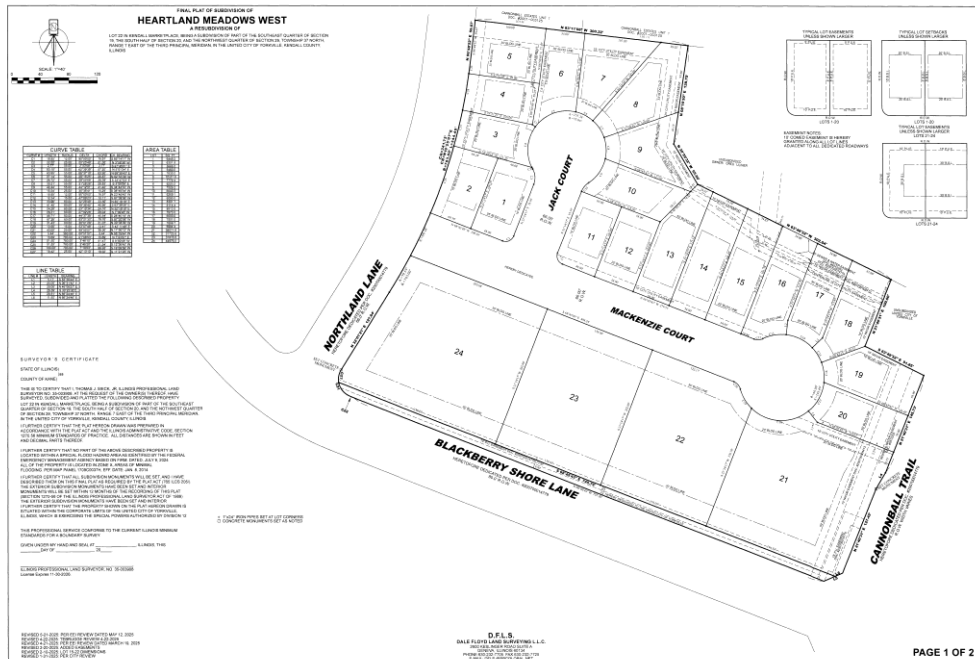
United City of Yorkville, Illinois  
Date: May 20, 2025  
Data: Kendall County



## **PROPOSED FINAL PLAT OF SUBDIVISION:**

An image of the proposed final plat is provided below to illustrate how it complies with conditions of approval and exhibits provided in the agreement:





The following outlines how the submitted final plat satisfies and matches the exhibits established in the January 2025 approval of the preliminary subdivision plan and final Planned Unit Development (PUD) plan agreement:

**A. Front Yard Setback Requirement for Commercial Lots**

Front Yard Setback Requirement for Commercial Lots – January 2025 Agreement	Front Yard Setback Requirement for Commercial Lots – Proposed Final Plat
30 feet	30 feet

**B. Minimum Bulk Regulations for R-2 Zoned Residential Lots**

	January 2025 Agreement	Proposed Final Plat
<b>Minimum Lot Area</b>	5,000 square feet	Ranges from 5,000 to 9,000 square feet
<b>Minimum Lot Width</b>	50 feet	Ranges from 50 to 60 feet
<b>Minimum Front Yard Setback</b>	20 feet	Ranges from 20 feet to 25 feet
<b>Minimum Rear Yard Setback</b>	20 feet	Ranges from 20 feet to 55 feet
<b>Minimum Interior Yard Setback</b>	5 feet	5 feet
<b>Minimum Corner Yard Setback</b>	10 feet	Ranges from 10 feet to 30 feet

**C. Corner Side Yard Setback for Lot 2**



The preliminary subdivision plan and final Planned Unit Development (PUD) agreement require a 15-foot corner side yard building setback for Residential Lot 2 along the western boundary, which is confirmed in the proposed final plat and the image above.

**D. Cross Access Easement**

The preliminary subdivision plan and final Planned Unit Development (PUD) agreement requires a cross-access easement for the four (4) commercial lots, which is confirmed on page 2 of the proposed final plat with the following language below.

**CROSS ACCESS EASEMENT**

A CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF FUTURE OWNERS OF LOTS 21-24, AND THEIR FUTURE ASSIGNS, FOR INGRESS AND EGRESS TO BLACKBERRY SHORE ROAD OVER PAVED AREA OF LOTS 21-24.

**E. Conditions Verified at Building Permit Stage**

Certain conditions of approval are not required to be shown on the final plat, as they will be reviewed at the time of building permit submittal. These include:

1. EV Charging Infrastructure Requirement for Commercial Lots
2. Off-Street Loading for Commercial Lots

**F. Conditions Verified at Landscape Review**

Certain conditions of approval are not required to be shown on the final plat, as they will be reviewed at the time of landscape review. These include:

1. Transition Yard Between Commercial and Residential Lots
2. Canopy Tree Planting Requirements

The proposed Final Plat has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated June 4, 2025 and June 9, 2025 were provided to the applicant (see attached). The minor revisions requested by the City Engineer will be addressed by the applicant prior to the City Council meeting and reviewed for compliance prior to final plat recordation.

**STAFF COMMENTS:**

Upon recordation and approval of the final plat, staff will proceed with establishing the dormant Special Service Area (SSA) to ensure that, in the event the HOA fails to maintain the common areas, the City may activate the SSA to fund necessary maintenance and improvements.

Based upon the review of the proposed Final Plat of Subdivision of Heartland Meadows West staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations.

**PROPOSED MOTION:**

*In consideration of the proposed Final Plat of Subdivision of Heartland Meadows West, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Tebrugge Engineering dated last revised 05/22/25, subject to review comments provided by the City's engineering consultant, EEI, Inc., dated June 4, 2025 and June 9,*



*2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Copy of Petitioner's Application
2. Final Plat of Subdivision prepared by Tebrugge Engineering dated 05.22.25
3. EEI Letter dated 06.04.25
4. EEI Letter dated 06.09.25





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

# APPLICATION FOR FINAL PLAT/REPLAT

## INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the Final Plat process, please refer to "Title 10, Chapter 8, Section 6: Subdivision Procedures" of the Yorkville, Illinois Unified Development Ordinance.

## APPLICATION PROCEDURE

### STEP

# 1

### APPLICATION SUBMITTAL

#### SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits and proposed drawings. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the needed documents for the process.

### STEP

# 2

### PLAN COUNCIL

#### MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

*This step is dependent on the complexity of the request and may be skipped at the discretion of staff.*

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.





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# APPLICATION FOR FINAL PLAT/REPLAT

## STEP

# 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

## STEP

# 4

### PLANNING & ZONING COMMISSION

#### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

## STEP

# 5

### CITY COUNCIL

#### MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

## SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development  
Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.





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# APPLICATION FOR FINAL PLAT/REPLAT

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)





## REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

<b>A</b> Legal Description	<b>G</b> Consecutive Numbering & Lettering	<b>M</b> Watercourses and Drainage
<b>B</b> Monuments	<b>H</b> Lot Angles	<b>N</b> Access to Lake or Streams (not shown)
<b>C</b> Exterior Boundary Lines	<b>I</b> Circular Curves	<b>O</b> Survey/Survey Monuments
<b>D</b> Widths	<b>J</b> Street Names	<b>P</b> Certificates of Approval (not shown)
<b>E</b> Lot Lines	<b>K</b> Abutment	
<b>F</b> Setback Lines	<b>L</b> Dedicated Lands	

[illegible]





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# APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input checked="" type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ 1,000.00
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			<b>\$1,500.00</b>



[illegible]



# Heartland Meadows West Subdivision

## Proposed Lot Areas and Dimensions

<u>Lot Number</u>	<u>Lot Dimensions (W x L, in feet)</u>	<u>Lot Area (in square feet)</u>
1		6,449.2
2		6,301.5
3	irregular lots - see final plat	5,668.0
4		5,460.0
5		7,630.0
6		6,581.0
7		7,772.4
8		9,220.2
9		7,529.2
10		6,640.3
11		6,269.1
12		6,090.0
13		8,301.7
14		9,114.4
15		8,913.0
16		7,973.0
17		6,500.0
18		7,551.0
19		7,899.7
20		6,994.4
21		39,071.8
22		31,725.6
23		31,916.0
24		44,976.0





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# APPLICATION FOR FINAL PLAT/REPLAT

## ATTORNEY INFORMATION

NAME: Daniel Kramer COMPANY: Law Offices of Daniel J. Kramer  
MAILING ADDRESS: 1107 S. Bridge Street, Suite A  
CITY, STATE, ZIP: Yorkville, IL 60560 TELEPHONE: 630-553-9500  
EMAIL: dkramer@dankramerlaw.com FAX: 630-553-5764

## ENGINEER INFORMATION

NAME: John Tebrugge COMPANY: Tebrugge Engineering  
MAILING ADDRESS: 410 E Church St., Suite A  
CITY, STATE, ZIP: Sandwich, IL 60548 TELEPHONE: 815-786-0195  
EMAIL: info@tebruggeengineering.com FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Tom Sieck COMPANY: Dale Floyd Land Surveying LLC  
MAILING ADDRESS: 2600 Kesslinger Road, Suite A  
CITY, STATE, ZIP: Geneva, IL 60134 TELEPHONE: 630-232-7705  
EMAIL: dfls@sbcglobal.net FAX: 630-232-7725

## ATTACHMENTS

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

## 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.

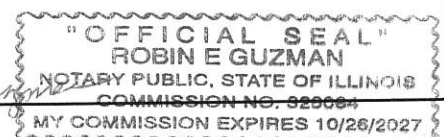
  
PETITIONER SIGNATURE

Richard Marker

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

OWNER SIGNATURE

**THIS APPLICATION MUST BE NOTARIZED  
PLEASE NOTARIZE HERE:** 5/12/25








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 NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 721 Blackberry Shore Lane	
<b>PETITIONER DEPOSIT ACCOUNT FUND:</b> 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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . 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.			
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>			
NAME: Richard Marker		COMPANY: Marker, Inc.	
MAILING ADDRESS: 608 E Veteran's Pkwy. Suite 1D			
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: 630-553-3322	
EMAIL: gjmarker@markerinc.com		FAX:	
<b>FINANCIALLY RESPONSIBLE PARTY:</b> 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.			
Richard Marker		President	
PRINT NAME		TITLE	
		5/12/2025	
SIGNATURE*		DATE	
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>			
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>			
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		



**Exhibit A**

LOT 22 IN KENDALL MARKETPLACE, BEING A SUBDIVISION OF PART OF THE  
SOUTHEAST QUARTER OF SECTION 19, THE SOUTH HALF OF SECTION 20, AND THE  
NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF  
YORKVILLE, KENDALL COUNTY, ILLINOIS



PRELIMINARY PLAT OF SUBDIVISION OF  
HEARTLAND MEADOWS WEST

OWNERSHIP CERTIFICATE  
(corporation)

STATE OF ILLINOIS) ) ss  
COUNTY OF GENEVA)

THIS IS TO CERTIFY THAT MARKER, INC., AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MARKER, INC.  
608 E. VETERAN'S PARKWAY, SUITE 1D  
YORKVILLE, IL 60560  
630-553-3322

NAME

TITLE

PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS) ) ss  
COUNTY OF KENDALL)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT GREG MARKER PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF MARKER, INC., AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

CHAIRMAN

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) ) S.S.  
COUNTY OF KENDALL)

I, \_\_\_\_\_, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE

UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE

UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE

UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. \_\_\_\_\_

AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

I, \_\_\_\_\_, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) )ss  
COUNTY OF KENDALL)

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS \_\_\_\_

DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

KENDALL COUNTY RECORDER

CITY UTILITY EASEMENTS

THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER MAIN, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

CROSS ACCESS EASEMENT

A CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF FUTURE OWNERS OF LOTS 21-24, AND THEIR FUTURE ASSIGNS, FOR INGRESS AND EGRESS TO BLACKBERRY SHORE ROAD OVER PAVED AREA OF LOTS 21-24.

PUBLIC UTILITY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, JONES INTERCABLE, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

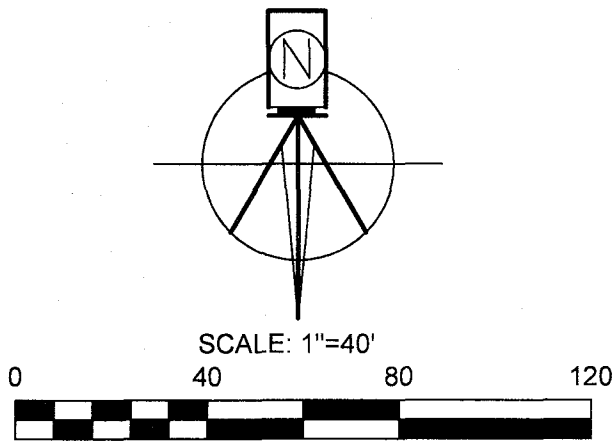
THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



FINAL PLAT OF SUBDIVISION OF  
**HEARTLAND MEADOWS WEST**  
A RESUBDIVISION OF

LOT 22 IN KENDALL MARKETPLACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, THE SOUTH HALF OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	18.85'	12.00'	90°00'00"	18.97'	S 88°14'17" W
C2	22.00'	25.00'	50°24'49"	21.30'	N 3°48'38" W
C3	2.77'	55.00'	2°48'00"	2.77'	S 2°43'01" E
C4	60.15'	55.00'	82°39'39"	57.20'	N 5°01'24" E
C5	63.95'	55.00'	66°37'10"	63.95'	N 69°39'43" E
C6	27.14'	55.00'	28°16'25"	26.87'	N 62°53'39" W
C7	26.72'	55.00'	29°55'08"	26.39'	S 33°47'53" E
C8	30.21'	55.00'	31°29'25"	29.83'	S 3°05'06" E
C9	42.44'	55.00'	44°12'51"	41.40'	S 34°44'33" W
C10	15.54'	25.00'	35°36'41"	15.29'	S 38°49'34" W
C11	16.85'	12.00'	90°00'00"	16.97'	N 23°45'43" W
C12	12.34'	15.00'	47°09'23"	12.11'	S 67°36'36" W
C13	33.96'	60.00'	32°26'49"	33.50'	N 80°18'18" E
C14	41.48'	60.00'	39°39'45"	40.66'	S 63°39'56" E
C15	24.29'	60.00'	23°10'56"	24.10'	N 32°10'19" E
C16	26.31'	60.00'	27°02'25"	26.04'	N 7°09'45" W
C17	46.71'	60.00'	44°37'38"	45.54'	S 28°40'18" W
C18	67.26'	60.00'	63°21'30"	75.75'	S 67°20'09" W
C19	31.43'	60.00'	30°01'28"	31.07'	N 30°38'39" W
C20	13.90'	15.00'	53°07'48"	13.41'	S 42°11'49" E
C21	43.69'	25.00'	99°55'07"	38.30'	N 17°52'12" W
C22	5.44'	360.00'	00°51'57"	5.44'	N 68°19'44" W
C23	15.69'	783.00'	01°08'53"	15.69'	N 7°23'27" E
C24	61.59'	783.00'	3°46'10"	61.47'	S 9°52'58" W
C25	51.55'	783.00'	3°46'29"	51.54'	S 13°36'45" W
C26	100.00'	783.00'	7°19'33"	99.83'	S 19°09'39" W
C27	16.82'	25.00'	42°13'10"	16.02'	S 11°12'25" W

AREA TABLE	
LOT	SQ. FT.
1	6449.2
2	6301.5
3	6688.0
4	5480.0
5	7630.0
6	6581.0
7	7772.4
8	9220.2
9	7522.9
10	6640.3
11	6269.1
12	6060.0
13	8301.7
14	9114.4
15	8613.0
16	7973.0
17	6500.0
18	7551.0
19	7899.7
20	6964.4
21	39271.8
22	31725.8
23	31916.0
24	44976.9

LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.17'	S 63°38'41" E
L2	20.00'	N 93°31'42" E
L3	20.00'	N 48°09'27" E
L4	26.39'	S 39°23'30" E
L5	28.51'	N 68°24'46" E
L6	11.50'	N 66°24'46" E

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS) )ss  
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, THOMAS J. SIECK, JR., ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003908, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:  
LOT 22 IN KENDALL MARKETPLACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, THE SOUTH HALF OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM, DATED, JULY 9, 2024. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING. PER MAP PANEL 1709C0037H, EFF. DATE: JAN. 8, 2014

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS  
DAY OF \_\_\_\_\_, 20\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-003908  
License Expires 11-30-2026.

REVISED 5-21-2025: PER EEI REVIEW DATED MAY 12, 2025  
REVISED 4-22-2025: TEBRUGGE REVIEW 4-22-2025  
REVISED 4-21-2025: PER EEI REVIEW DATED MARCH 19, 2025  
REVISED 2-20-2025: ADDED EASEMENTS  
REVISED 2-10-2025: LOT 15-22 DIMENSIONS  
REVISED 1-31-2025: PER CITY REVIEW

**D.F.L.S.**  
**DALE FLOYD LAND SURVEYING L.L.C.**  
2600 KESLINGER ROAD SUITE A  
GENEVA, ILLINOIS 60134  
PHONE: 630-232-7705 FAX: 630-232-7725  
E-MAIL: DFLS@SBCGLOBAL.NET





# ENGINEERING ENTERPRISES, INC.

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

June 4, 2025

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

**Re: Heartland Meadows West  
Final Engineering Submittal – 4<sup>th</sup> Submittal  
United City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (23 sheets) dated May 20, 2025, and prepared by Tebrugge Engineering
- Final Plat of Subdivision (2 sheets) dated May 21, 2025, and prepared by Dale Floyd Land Surveying
- Engineering Estimate of Costs (2 sheets) dated May 21, 2025, and prepared by Tebrugge Engineering
- Stormwater Permit Application

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.
  - IEPA NPDES General Construction Permit may be required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction. - *submitted*
  - IEPA Water Main Permit
  - IEPA Sanitary Sewer Permit
  - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
  - City of Yorkville Stormwater Management Permit – *submitted and recommended for approval*
2. A photometric plan should be submitted when available.
3. A performance guarantee in the amount of \$1,263,454.20 (120% x \$1,052,878.50) is to be on file with the City prior to the issuance of a building permit.

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4. Prior to the start of construction, the following items need to be addressed:
- A preconstruction meeting with City staff needs to be held.
  - A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

### **Final Engineering Plans**

#### **Sheet 11 – Utility Plans**

5. Direct piped sump pump connections will be required for any lots with basements, based on the soil boring information provided. Most of the lots do not meet the requirements noted in the City standard specifications, summarized as follows:
- a. Soil borings are obtained at regular intervals (300'-400' grid).
    - i. This criterion was satisfied.
  - b. Soil borings shall extend at least 20' below existing grade. Boring logs indicate that the borings performed as part of this project extended to a depth of only 15'.
    - i. **This criterion is not satisfied.**
  - c. Boring logs demonstrate the presence of granular soils.
    - i. **This criterion was not satisfied.**
    - ii. Borings 1-6 and 9-11 show 12"-15" of topsoil with underlying 3'-6' of silty/sandy clay and some sand, gravel and silty/clayey silt
    - iii. Native stiff to hard silty clay soils were found directly below the fill layer in borings 2, 5 and 11. The clay soils extended 5'-11' below grade
    - iv. Medium dense silty/clayey sand as well as stiff to hard silty/sandy clays predominated in the borings.
  - d. Boring logs show groundwater elevations at least 5' below basement floor elevations.
    - i. **This criterion was not satisfied.**
    - ii. Per TSC's narrative, "Free water was encountered while drilling.... at depths ranging from 9 to 14 feet below existing grade".
    - iii. A special note was given for Boring 1 indicating that groundwater was present at a shallow depth and developer should "consider not utilizing basements..." for Lots 1 & 2.
    - iv. TSC noted that "further evaluation of groundwater levels over time could be beneficial to evaluate where to set basement floor elevations at this (Lots 1&2) and other lots at the project site".
    - v. TSC also noted that "borings were drilled in the fall after several months of relatively dry weather. During wetter seasons it is possible that groundwater levels may rise above what was observed in the borings".
    - vi. Finally, TSC noted that "during wet times of the year, the granular and intermediate deposits may have relatively high seepage rates causing the automatic pumping system (sump pumps) to run continuously.

### **Landscape Plan**

6. The tree replacement plan has been approved by the City's landscape consultant.
7. An updated landscape review letter will be forthcoming.



**Stormwater Permit Application**

8. The stormwater permit application has been reviewed and is recommended for approval.

**Fire Plan (from previous letter)**

9. The fire truck runs off the road at the entrance. Revise to show that the truck can make the turn.

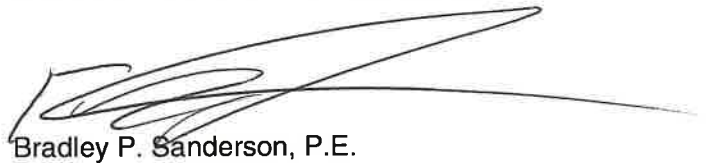
**Final Plat of Subdivision**

10. Change all P.U.E. to P.U.&D.E. to match the City standards and provisions.  
11. Change the typical rear yard easements from 5 feet to 10 feet.  
12. Revise the 3.5' dimension on Lot 21 to read 3.50'.  
13. The bearing and distance text for the easement on Lot 16 is too small.  
14. Add the missing lines for the Nicor easement on Lots 18 and 19.  
15. The external boundary does not close. Revise the bearing for L4.  
16. Remove the repeating language in the surveyor's certificate.

The plans should be revised and resubmitted for review. 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)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Greg Marker, Marker, Inc. (via email)  
Mr. Dan Kramer (via email)  
Mr. John Tebrugge, Tebrugge Engineering (via email)  
TNP, PGW2, EEI (via e-mail)





## ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
[www.eeiweb.com](http://www.eeiweb.com)

June 9, 2025

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

**Re: Heartland Meadows West  
Final Engineering Submittal – 4<sup>th</sup> Submittal, Landscape Only  
United City of Yorkville**

Dear Krysti:

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

- HWM Landscape Plan (1 sheet) dated April 7, 2025, and prepared by Tebrugge Engineering

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:

The tree replacement plan has been approved by the City's landscape consultant. Please see the attached letter from the City's landscape consultant for additional information.

The plans should be revised and resubmitted for review. 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)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Greg Marker, Marker, Inc. (via email)  
Mr. Dan Kramer (via email)  
Mr. John Tebrugge, Tebrugge Engineering (via email)  
TNP, PGW2, EEI (via e-mail)

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# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*8755 W. HIGGINS ROAD, SUITE 853*

*CHICAGO, ILLINOIS 60631*

*PHONE (773) 693-9200*

*FAX (773) 693-9200*

June 6, 2025

Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AM

Re: Landscape Plan Review  
Heartland Meadows West

Dear Pamela:

We have completed our third landscape plan review of the proposed Heartland Meadows West development located northwest of Blackberry Shore Lane and Cannonball Trail in Yorkville.

## **Landscape Plan – CONDITIONALLY RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan for lots 1-20 is recommended for approval at this time. Lots 21-24 are not included in this approval and shall require future landscape plan submittal(s) for review and approval prior to their development.

### **REVIEW COMMENTS**

If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

The petitioner's previous comment response letter states, "This is a PUD submittal and Landscape requirements have not yet been determined." It is our understanding from City Staff that Ordinance No. 2025-05 includes some specific landscape requirements and granted some relief; if there isn't any specific condition or relief granted, then the UDO regulations shall apply.

### **Building Foundation Landscape Zone**

Landscaping previously shown along building foundations on lots 21-24 has been removed from the plans. No relief from building foundation landscape requirements was identified in Ordinance No. 2025-05. Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots.



### **Parking Area Perimeter Landscape Zone**

Landscaping previously shown along the perimeter of parking areas on lots 21-24 has been removed from the plans. No relief from parking area perimeter landscape requirements was identified in Ordinance No. 2025-05. Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots.

### **Parking Area Interior Landscape Zone**

Landscaping previously shown in parking areas on lots 21-24 has been removed from the plans. No relief from parking area interior landscape requirements was identified in Ordinance No. 2025-05. Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots.

### **Transition Zone**

Per Ordinance No. 2025-05, a Type C Transition Zone is required at the rear of the double frontage commercial lots 21-24 along the primary cul-de-sac between the commercial and residential land uses but is not provided. Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots.

### **Species Diversity Requirements**

Compliance with species diversity requirements is considered met for lots 1-20. Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots.

### **Tree Preservation and Removal**

Per correspondence between the City and petitioner, and subsequent direction from the City, we understand that landscape plans must be submitted for review prior to the development of those lots. Said landscape plans must include replacement trees or fee-in-lieu for replacement trees will be required.

### **Street Trees**

Previous comments addressed.

### **Wetlands**

A review of Google Earth and Google Streetview imagery suggests there are no wetlands on the subject property.



## SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Landscape Plan, 1 sheet, prepared by Tebrugge Engineering, dated February 17, 2025
- Ordinance No. 2025-05 Approving an Amendment to a Planned Unit Development for Kendall Marketplace, 10 pages, prepared by the United City of Yorkville, dated January 14, 2025
- Landscape Plan exhibit, 1 sheet, no author given, not dated; provided via email dated April 11, 2025, from Greg Marker of Marker, Inc. to Krysti Barksdale-Noble of the City of Yorkville

Let us know if there are any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Pollowy". The signature is written in a cursive, flowing style.

Tim Pollowy, RLA  
Senior Landscape Architect



# Memorandum



To: Planning and Zoning Commission  
From: David Hansen, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Sara Mendez, Senior Planner  
Date: July 9, 2025  
Subject: **PZC 2025-11 Fox Haven – 1115, LLC (Final Plat Approval)**

## **PROPOSED REQUEST:**

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

## **PROPERTY BACKGROUND:**

In April 2025, a Planned Unit Development (PUD) Agreement with 1115, LLC was approved for the subject property. As part of this process, Parcel 1 was rezoned to the R-4 General Multi-Family Residence District for a townhome community. Parcel 2 kept its existing zoning of B-3 General Business District, which is anticipated for a future commercial development.



## **FOX HAVEN - 1115, LLC**

United City of Yorkville, Illinois  
Date: June 02, 2025  
Data: Kendall County

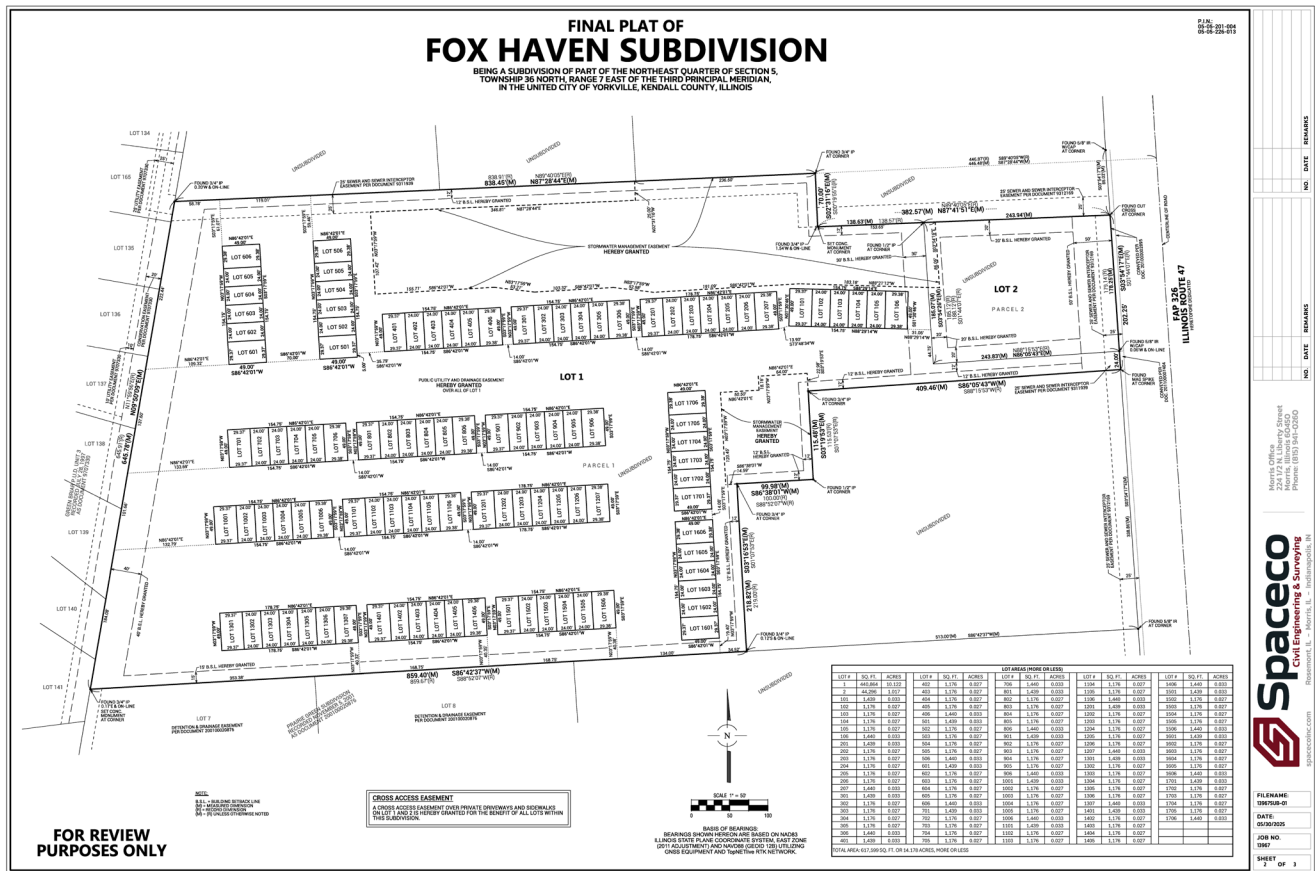




## PROPOSED FINAL PLAT OF SUBDIVISION:

The developer, Patrick Winner on behalf of 1115 LLC, is seeking final plat approval of Fox Haven subdivision. The Final Plat for the Fox Haven subdivision proposes the following:

- A. **Parcels and Lots** - Subdivision consists of two (2) parcels and 107 total lots on a 14.178-acre site located at 1115 South Bridge Street.
- **Parcel 1** - consist of 106 lots totaling 13.161 acres.
    - Lot 1 consists of 10.122 acres and includes all site common areas (open space, stormwater detention, etc.), and other site infrastructure (private roadways, easement areas, sidewalks, trails, etc.) for the townhome community parcel.
    - The remaining 105 lots are reserved for individual townhomes with lot sizes ranging from .027 to .033 acres. Lots are arranged into 17 townhome buildings. Fourteen (14) buildings contain six units while the other three (3) buildings contain seven units.
  - **Parcel 2** - consists of one (1) single lot, also known as Lot 2, totaling 1.017 acres and is zoned B-3 General Business District for a future commercial development.





- Per Page 2 of the final plat, cross access easement language is present and states the following:

<p><b>CROSS ACCESS EASEMENT</b></p> <p>A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS AND SIDEWALKS ON LOT 1 AND 2 IS HEREBY GRANTED FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION.</p>
---

2. Appearance Standards. Per the PUD, *the Developer shall provide updated elevations with any application for final plat or at such time as Developer submits for a Building Permit, as may be applicable.*

- Per the Developer, updated building elevations will be provided at the time of building permit submittal.

### **C. Other Conditions Verified at Building Permit Stage**

Certain conditions of approval are not required to be shown on the final plat, as they will be reviewed at the time of building permit submittal. These include:

1. Building Setbacks and Bulk Regulations
2. Parking Requirements
3. Landscape Plan
4. Signage Plan

### **ENGINEERING REVIEW**

The proposed Final Plat of Subdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated June 16, 2025 have been provided to the applicant (see attached). The minor revisions requested by the City Engineer will be addressed by the applicant prior to the City Council meeting and reviewed for compliance prior to final plat recordation.

### **STAFF COMMENTS:**

Upon recordation and approval of the final plat, staff will proceed with establishing the dormant Special Service Area (SSA) to ensure that, in the event the HOA fails to maintain the common areas, the City may activate the SSA to fund necessary maintenance and improvements.

Based upon the review of the proposed Final Plat of Fox Haven Subdivision, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, staff intends to recommend approval of the Final Plat to the Planning and Zoning Commission at the **July 9, 2025**, meeting with subsequent final determination by the City Council at the **July 22, 2025** meeting. Staff is seeking input and comments from the Economic Development Committee.

### **PROPOSED MOTION:**

*The Planning and Zoning Commission recommends approval to the City Council of the Final Plat of Subdivision of Fox Haven, dated last revised 06/17/2025 and prepared by Spaceco Civil Engineering and Surveying, subject to review comments prepared by City's engineering consultant, EEI, Inc., in letter dated June 16, 2025 and any subsequent reviews related to said Final Plat of Subdivision, and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

### **ATTACHMENTS:**

1. Copy of Petitioner's Application



2. Final Plat of Subdivision of Fox Haven prepared by Spaceco Civil Engineering and Surveying dated June 17, 2025
3. EEI Letter dated June 16, 2025





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651 Prairie Pointe Drive  
Yorkville, Illinois, 60560  
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# APPLICATION FOR FINAL PLAT/REPLAT

## INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the Final Plat process, please refer to "Title 10, Chapter 8, Section 6: Subdivision Procedures" of the Yorkville, Illinois Unified Development Ordinance.

## APPLICATION PROCEDURE

### STEP

# 1

### APPLICATION SUBMITTAL

#### SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☒ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits and proposed drawings. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the needed documents for the process.

### STEP

# 2

### PLAN COUNCIL

#### MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

*This step is dependent on the complexity of the request and may be skipped at the discretion of staff.*

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.





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# APPLICATION FOR FINAL PLAT/REPLAT

## STEP 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

## STEP 4

### PLANNING & ZONING COMMISSION

#### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

## STEP 5

### CITY COUNCIL

#### MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

## SAMPLE MEETING SCHEDULE

### MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

### MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development  
Committee

### MONTH 3

Su	M	Tu	W	Th	F	Sa
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

### MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.





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# APPLICATION FOR FINAL PLAT/REPLAT

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



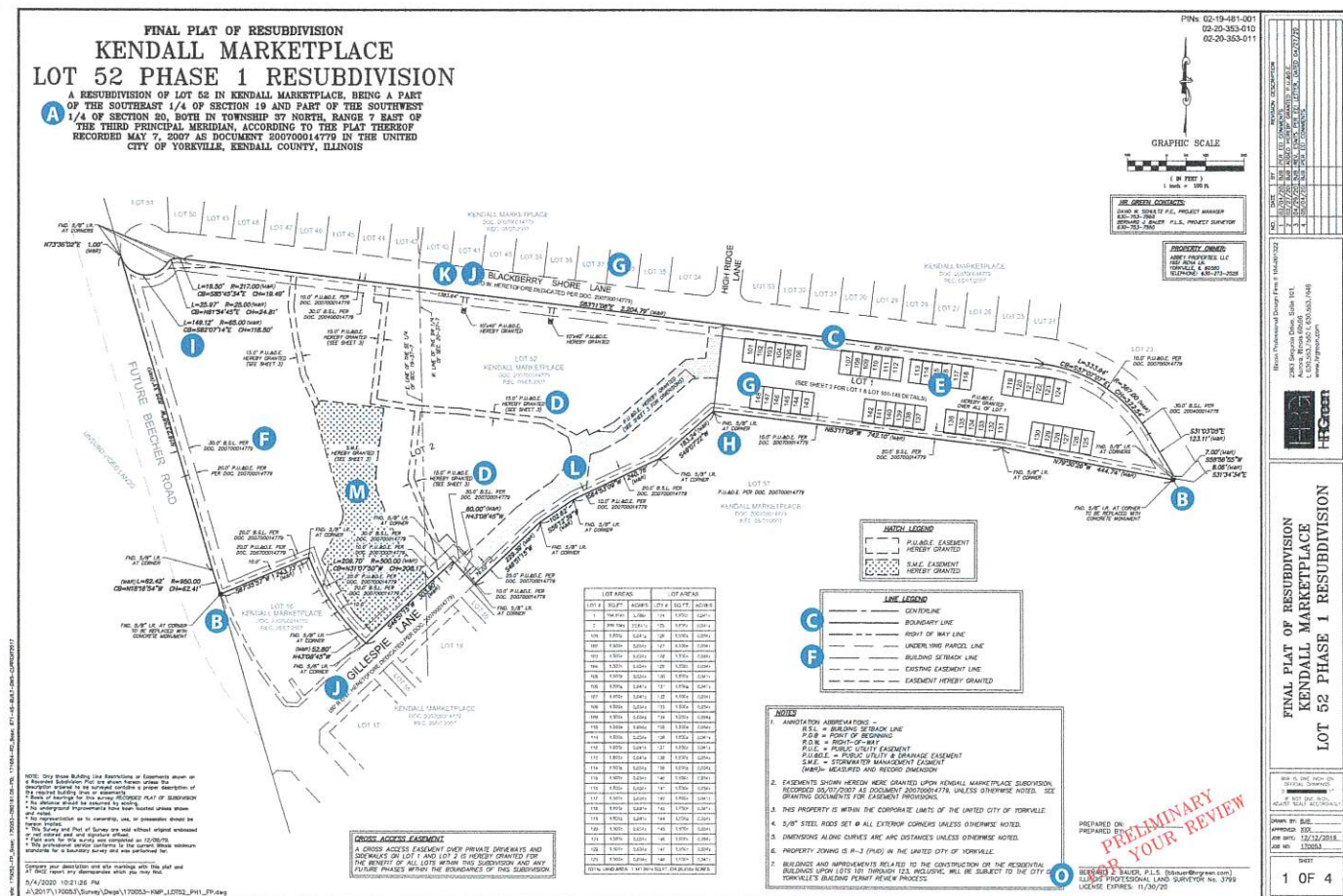


# APPLICATION FOR FINAL PLAT/REPLAT

The following information must be shown on all final plats and final plats of resubdivision:

- |                                  |  |  |
|----------------------------------|--|--|
| <b>A</b> Legal Description       | <b>G</b> Consecutive Numbering & Lettering | <b>M</b> Watercourses and Drainage             |
| <b>B</b> Monuments               | <b>H</b> Lot Angles                        | <b>N</b> Access to Lake or Streams (not shown) |
| <b>C</b> Exterior Boundary Lines | <b>I</b> Circular Curves                   | <b>O</b> Survey/Survey Monuments               |
| <b>D</b> Widths                  | <b>J</b> Street Names                      | <b>P</b> Certificates of Approval (not shown)  |
| <b>E</b> Lot Lines               | <b>K</b> Abutment                          |  |
| <b>F</b> Setback Lines           | <b>L</b> Dedicated Lands                   |  |

## FINAL PLAT OF RESUBDIVISION EXAMPLE







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# APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500 <sup>00</sup>
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			\$500 <sup>00</sup>



[illegible]





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# APPLICATION FOR FINAL PLAT/REPLAT

## ATTORNEY INFORMATION

NAME: Rick Williams

COMPANY: Griffin Williams McMahon & Wlash

MAILING ADDRESS: 21 N. Fourth Street

CITY, STATE, ZIP: Geneva, IL 60134

TELEPHONE: 630-457-1205

EMAIL: rwilliams@gwmwlaw.com

FAX:

## ENGINEER INFORMATION

NAME: David Schultz

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Drive Suite 101

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 630-708-5002

EMAIL: dschultz@hrgreen.com

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Joshua Schroeder

COMPANY: Spaceco

MAILING ADDRESS: 224 1/2 Liberty Street

CITY, STATE, ZIP: Morris, IL 60450

TELEPHONE: 815-685-3002

EMAIL: jschroeder@spacecoinc.com

FAX:

## ATTACHMENTS

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

## 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.

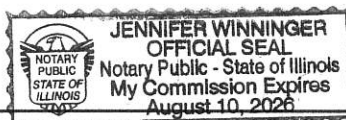
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

  
PETITIONER SIGNATURE

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

  
OWNER SIGNATURE

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







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

## APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1115 S. Bridge St. Yorkville, IL	
<b>PETITIONER DEPOSIT ACCOUNT FUND:</b> 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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . 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.			
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>			
NAME: Patrick Winninger		COMPANY: 1115 LLC.	
MAILING ADDRESS: 1211 Deer St			
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: 630-699-5877	
EMAIL: pwinninger@cwdev.us		FAX:	
<b>FINANCIALLY RESPONSIBLE PARTY:</b> 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.			
Patrick Winninger		Managing Member	
PRINT NAME		TITLE	
		5/20/2025	
SIGNATURE*		DATE	
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>			
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>			
<b>ENGINEERING DEPOSITS:</b>		<b>LEGAL DEPOSITS:</b>	
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		



EXHIBIT A

Legal Description

PARCEL1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS; EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 185.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 179.00 FEET TO A LINE DRAWN NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 250.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 1983 -EAST ZONE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (534.36 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 18.293 METERS [60.02 FEET] TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 54.559 METERS (179.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 54.601 METERS (179.14 FEET); THENCE NORTH 87 DEGREES 29 MINUTES 43 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE IN THE UNITED CITY OF



YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (711.89 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 18.288 METERS (60.00 FEET) TO THE POINT OF BEGINNING, BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03

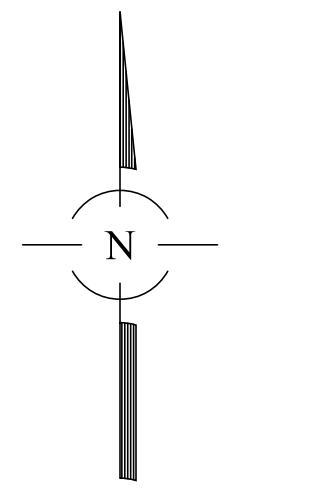
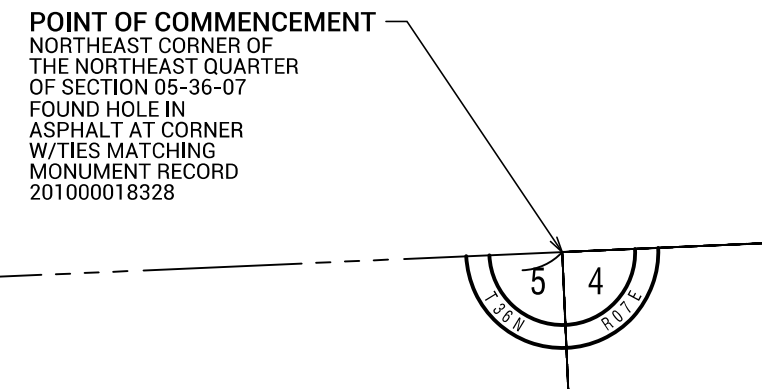


DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.



**BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS**

P.I.N.:  
05-05-201-004  
05-05-226-013



SCALE 1" = 80'

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '80' in the middle, and '160' at the right end.

BASIS OF BEARINGS:  
BEARINGS SHOWN HEREON ARE BASED ON NAD83  
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE  
(2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING  
GNSS EQUIPMENT AND TopNETive RTK NETWORK.

**FOR REVIEW  
PURPOSES ONLY**

SHEET INDEX
SHEET 1 - UNDERLYING BOUNDARY
SHEET 2 - SUBDIVISION LOT CONFIGURATION
SHEET 3 - CERTIFICATES AND PROVISIONS

PREPARED FOR:  
PATRICK WINNINGER  
8845 SCHOGGER DRIVE  
NAPERVILLE, IL 60564

[illegible]

**Morris Office**  
224 1/2 N. Liberty Street  
Morris, Illinois 60450  
Phone: (815) 941-0260

**Spaceco**  
Civil Engineering & Surveying  
Rosemont, IL - Morris, IL - Indianapolis, IN  
spacecoinc.com

FILENAME:  
13967SUB-01

DATE:  
05/30/2025

JOB NO.  
13967

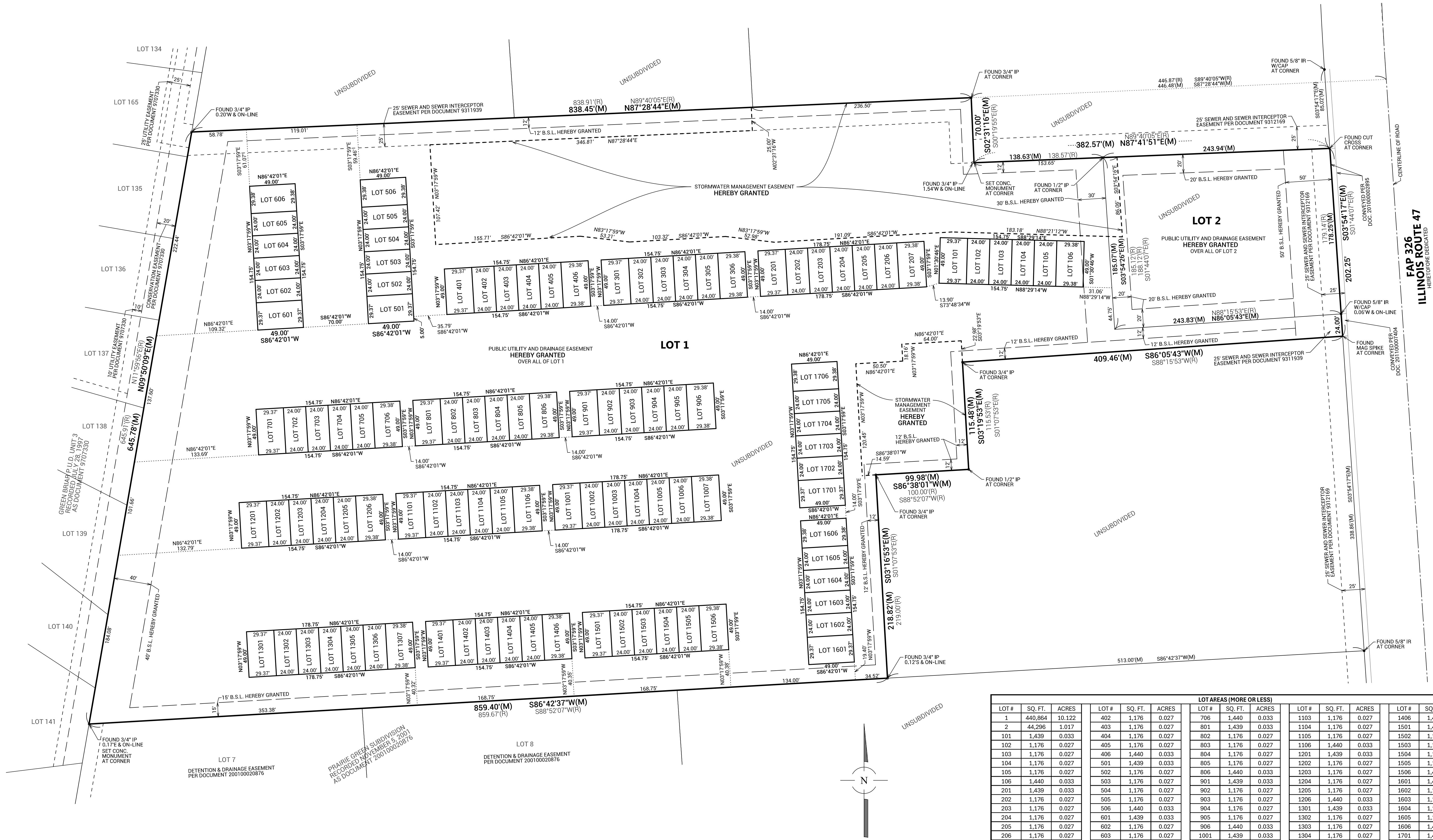
SHEET  
1 OF 3



FINAL PLAT OF  
**FOX HAVEN SUBDIVISION**

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

P.L.N.:  
05-05-201-004  
05-05-226-013



NOTE:  
B.S.L. = BUILDING SETBACK LINE  
(M) = MEASURED DIMENSION  
(R) = RECORD DIMENSION  
(M) = (R) UNLESS OTHERWISE NOTED

**CROSS ACCESS EASEMENT**  
A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS AND SIDEWALKS  
ON LOT 1 AND 2 IS HEREBY GRANTED FOR THE BENEFIT OF ALL LOTS WITHIN  
THIS SUBDIVISION.

BASIS OF BEARINGS:  
BEARINGS SHOWN HEREON ARE BASED ON NAD83  
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE  
(2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING  
GNSS EQUIPMENT AND TopNETIVE RTK NETWORK.

LOT #			LOT #			LOT AREAS (MORE OR LESS)			LOT #			LOT #		
LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	440,864	0.122	402	1,176	0.027	706	1,440	0.033	1103	1,176	0.027	1406	1,440	0.033
2	44,296	0.107	403	1,176	0.027	801	1,439	0.033	1104	1,176	0.027	1501	1,439	0.033
101	1,439	0.033	404	1,176	0.027	802	1,176	0.027	1105	1,176	0.027	1502	1,176	0.027
102	1,176	0.027	405	1,176	0.027	803	1,176	0.027	1106	1,440	0.033	1503	1,176	0.027
103	1,176	0.027	406	1,440	0.033	804	1,176	0.027	1201	1,439	0.033	1504	1,176	0.027
104	1,176	0.027	501	1,439	0.033	805	1,176	0.027	1202	1,176	0.027	1505	1,176	0.027
105	1,176	0.027	502	1,176	0.027	806	1,440	0.033	1203	1,176	0.027	1506	1,440	0.033
106	1,440	0.033	503	1,176	0.027	901	1,439	0.033	1204	1,176	0.027	1601	1,439	0.033
201	1,439	0.033	504	1,176	0.027	902	1,176	0.027	1205	1,176	0.027	1602	1,176	0.027
202	1,176	0.027	505	1,176	0.027	903	1,176	0.027	1206	1,440	0.033	1603	1,176	0.027
203	1,176	0.027	506	1,440	0.033	904	1,176	0.027	1301	1,439	0.033	1604	1,176	0.027
204	1,176	0.027	601	1,439	0.033	905	1,176	0.027	1302	1,176	0.027	1605	1,176	0.027
205	1,176	0.027	602	1,176	0.027	906	1,440	0.033	1303	1,176	0.027	1606	1,440	0.033
206	1,176	0.027	603	1,176	0.027	1001	1,439	0.033	1304	1,176	0.027	1701	1,439	0.033
207	1,440	0.033	604	1,176	0.027	1002	1,176	0.027	1305	1,176	0.027	1702	1,176	0.027
301	1,439	0.033	605	1,176	0.027	1003	1,176	0.027	1306	1,176	0.027	1703	1,176	0.027
302	1,176	0.027	706	1,440	0.033	1004	1,176	0.027	1307	1,440	0.033	1704	1,176	0.027
303	1,176	0.027	701	1,439	0.033	1005	1,176	0.027	1401	1,439	0.033	1705	1,176	0.027
304	1,176	0.027	702	1,176	0.027	1006	1,176	0.027	1402	1,176	0.027	1706	1,440	0.033
305	1,176	0.027	703	1,176	0.027	1007	1,440	0.033	1403	1,176	0.027			
306	1,440	0.033	704	1,176	0.027	1101	1,439	0.033	1404	1,176	0.027			
401	1,439	0.033	705	1,176	0.027	1102	1,176	0.027	1405	1,176	0.027			
TOTAL AREA: 617,599 SQ. FT. OR 14.178 ACRES, MORE OR LESS														

**FOR REVIEW  
PURPOSES ONLY**

NO.	DATE	REMARKS
1	06/17/2025	PER CITY REVIEW

Morris Office  
224 1/2 N. Liberty Street  
Morris, Illinois 60450  
Phone: (815) 941-0260

**Spaceco**  
Civil Engineering & Surveying  
Rosemont, IL - Morris, IL - Indianapolis, IN  
spacecoinc.com

FILENAME:  
13967SUB-01  
DATE:  
05/30/2025  
JOB NO.  
13967  
SHEET  
2 OF 3



# FINAL PLAT OF FOX HAVEN SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

## PUBLIC UTILITY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, JONES INTERCABLE, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO, NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE UNITED CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

## CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE.

ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

## CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ADMINISTRATOR

## CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS.

BY ORDINANCE No. \_\_\_\_\_, AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS.

THIS MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

## CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

I, \_\_\_\_\_, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT 1115 LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

1115 LLC  
OWNER

ADDRESS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

PRINTED NAME

PRINTED NAME

TITLE

TITLE

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF 1115 LLC IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE ANNEXED PLAT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

## DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

WE, \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER AND \_\_\_\_\_, OWNER (OR HIS/HER ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER

## RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

KENDALL COUNTY RECORDER

## COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, COUNTY CLERK FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK

STATE OF ILLINOIS )  
) SS  
COUNTY OF GRUNDY)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY CERTIFY AT THE REQUEST OF THE OWNER THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING PROPERTY:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 87 DEGREES 29 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 17 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 463.33 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 44 SECONDS WEST, 446.46 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 31 MINUTES 16 SECONDS EAST, 70.00 FEET; THENCE NORTH 87 DEGREES 41 MINUTES 51 SECONDS EAST, 382.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 AS CONVEYED BY WARRANTY DEED RECORDED ON FEBRUARY 10, 2010 AS DOCUMENT 201000002885 AND WARRANTY DEED RECORDED ON MAY 5, 2011 AS DOCUMENT 201100007404; THENCE SOUTH 03 DEGREES 54 MINUTES 17 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 202.25 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 43 SECONDS WEST, 405.46 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 53 SECONDS EAST, 115.48 FEET; THENCE SOUTH 86 DEGREES 38 MINUTES 01 SECONDS WEST, 99.98 FEET; THENCE SOUTH 03 DEGREES 16 MINUTES 53 SECONDS EAST, 218.82 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 37 SECONDS WEST, 859.40 FEET TO AN OLD CLAIM LINE, ALSO BEING THE EASTERLY LINE GREEN BRIAR P.O.D. UNIT 3 ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 28, 1997 AS DOCUMENT 9707330; THENCE NORTH 09 DEGREES 50 MINUTES 09 SECONDS EAST ALONG SAID EASTERLY LINE, 645.78 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 44 SECONDS EAST, 838.45 FEET TO THE POINT OF BEGINNING. IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS, BEING THE SAME LAND AS DESCRIBED IN WARRANTY DEEDS RECORDED ON APRIL 21, 2025 AS DOCUMENTS 202500004696 AND 202500004695.

WE FURTHER CERTIFY THAT THE LAND IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER CERTIFY, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 17093C0039H HAS MAP REVISED JANUARY 8, 2014, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER CERTIFY THAT WE HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILLINOIS COMPILED STATUTES 205/0.01 ET SEQ.).

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, IN MORRIS, ILLINOIS.

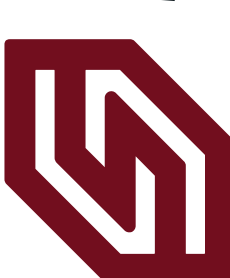
JOSHUA M. SCHROEDER, I.P.L.S. No. 035-4121  
LICENSE EXPIRES: 11-30-2026  
jschroeder@spacecoinc.com

FOR REVIEW  
PURPOSES ONLY

NO.	DATE	REMARKS
1	06/17/2025	PER CITY REVIEW

Morris Office  
224 1/2 N. Liberty Street  
Morris, Illinois 60450  
Phone: (815) 941-0260

Spaceco  
Civil Engineering & Surveying



FILENAME:  
13967SUB-01

DATE:  
05/30/2025

JOB NO.  
13967

SHEET  
3 OF 3





## ENGINEERING ENTERPRISES, INC.

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

June 16, 2025

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

**Re: Fox Haven**  
**Final Plat Review – 1<sup>st</sup> Submittal**  
**United City of Yorkville**

Dear Krysti:

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

- Final Plat of Subdivision (3 sheets) dated May 30, 2025, and prepared by Spaceco

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:

1. The legal description in the surveyor's certificate should be a metes and bounds description of the measured subdivision boundary. Remove all others.
2. Use the standard County Clerk's certificate.
3. Remove the first easement provision from the plat. Some language conflicts with the standard Public Utility and Drainage Easement provisions.
4. Remove the Nicor easement provisions. Nicor is covered in the Public Utility and Drainage Easement.
5. The storm, water main and sanitary crossing within Lot 2 are not in easements. A blanket Public Utility and Drainage Easement should also be provided across Lot 2.
6. On Sheet 1, label the bearing and distance for the west line of Lot 1.



7. Additional comments may be forthcoming upon review of the final engineering plans.

The plat should be resubmitted for further review. 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 Ratosh, 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)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Patrick Winninger, Winninger Excavating (via email)  
Mr. Dave Schultz, HR Green (via email)  
GPH, TNP, PGW2, EEI (via e-mail)