



United City of Yorkville

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

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, August 5, 2025

6:00 p.m.

East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: July 1, 2025

New Business:

1. EDC 2025-54 Building Permit Report for June 2025
2. EDC 2025-55 Building Inspection Report for June 2025
3. EDC 2025-56 Property Maintenance Report for June 2025
4. EDC 2025-57 Economic Development Report for July 2025
5. EDC 2025-58 Downtown Brownfield Remediation – Terracon SRP Proposal
6. EDC 2025-59 Project Steel – Prologis (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, August 5, 2025
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. July 1, 2025
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2025-54 Building Permit Report for June 2025
 - Informational Item
 - Notes _____

2. EDC 2025-55 Building Inspection Report for June 2025

Informational Item

Notes _____

3. EDC 2025-56 Property Maintenance Report for June 2025

Informational Item

Notes _____

4. EDC 2025-57 Economic Development Report for July 2025

Informational Item

Notes _____

5. EDC 2025-58 Downtown Brownfield Remediation – Terracon SRP Proposal

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2025-59 Project Steel – Prologis (Data Center) – Annexation, Rezone, Preliminary PUD Plan, and PUD

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – July 1, 2025

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, July 1, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Ken Koch	Alderman Matt Marek
Alderman Joe Plocher	Alderman Rusty Hyett

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett via Zoom
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Senior Planner David Hansen
Code Official Pete Ratos
Alderman Chris Funkhouser via Zoom
City Consultant Lynn Dubajic Kellogg
Community Engagement & Marketing Coordinator Katelyn Gregory
Administrative Intern John Burner
EDC Intern Alexandria Sandoval

Other Guests

Daniel Gorman, Enterprise Energy	Dave Silverman, Silverman & Cross
Kelly Helland, Attorney	Clayton Marker, Marker Inc.
Ryan Anderson, Legacy Farms	Patrick Winninger, CW Development-1115
Matt Christenson, 1115 LLC	Debra Baumgartner via Zoom
Gil Rios	Rita Rios
John Bryan, JP Shannon LLC	Bernie Weiler, Mickey, Wilson
David Schultz, HRG via Zoom	Matt McCarron, Pioneer
Jen Rakas via Zoom	Ph: 630-560-3458 via zoom

The meeting was called to order at 6:00pm by Chairman Ken Koch.

Citizen Comments (Comments taken later in meeting)

Minutes for Correction/Approval April 1, 2025 Special Meeting & May 6, 2025
Both sets of minutes were approved as presented.

New Business

1. EDC 2025-46 Building Permit Reports for March - May 2025

Mr. Ratos reported the following. March had 16 single family detached permits, 9 single family attached and 15 commercial for a total of 84 permits. In April there were 10 single family detached, 9 single family attached and 12 commercial for a total of 153 permits. May had 4 single family detached and 20 single family attached permits. He said the trend is single family attached homes with many of them being built in Grande Reserve.

2. EDC 2025-47 Building Inspection Reports for March – May 2025

The number of inspections were as follows: March 406, April 611 and May 631. Mr. Ratos said that most were done in-house with the exception of a few plumbing inspections in March.

3. EDC 2025-48 Property Maintenance Reports for March – May 2025

Some complaints were received in March, however, they were rectified prior to any citations. In April a couple cases were heard and one was the Bluestem property which has numerous violations. Staff spoke with the property owner and encouraged him to have the grass cut and sent him copies of the liens regarding the work Public Works has done in addition to the Hearings. They add up to \$21,000 - \$26,000 over 3 years. In May, there were 2 cases that went to Hearing, however, they were dismissed since they became compliant.

4. EDC 2025-49 Economic Development Reports for April - June 2025

Ms. Gregory said there has been much development recently and she referred the committee to her report. She high-lighted the grand opening of Home Run Hot Dogs and Lemonade on July 6 in the former Iconic Coffee location.

5. EDC 2025-50 Project Cardinal – Pioneer (Data Center) – Annexation, Rezone, Preliminary PUD Plan and PUD

Ms. Noble summarized this project that will be situated on 1,000 acres and will be built in phases with full buildout in 10 years. The development will be in 3 phases from west to east and determined by Com Ed's allocation of power. There are 4 parcels not included as part of the annexation petition, mostly along Baseline Rd. and the petitioner is negotiating with those property owners. Overall the rezoning request is for M-2. She discussed the land plan, utility corridors, drainage channels, landscape buffers, height restrictions, access points, fencing, parking requirements and EV chargers. The project should be operational within 24 months of groundbreaking. Thirteen deviations are identified. The developer will be required to design and construct a trail and they are also working with Kendall County on access points. A separate development agreement and infrastructure funding agreement will be done which will address community contributions, etc. A community meeting for nearby residents was also held by the petitioner.

COMMENTS:

Dave Silverman, attorney for the developer/Pioneer, was present and gave a brief statement about the project. They have considered comments from the neighbors and will be alleviating Ashe Rd. as an exit/entry point for the project. Twelve trees on the property will also be preserved and the landscaping will be enhanced on the interior to include grasses and trees. They considered the Rob Roy Creek and will work around that with no entrances on Rt. 47. The 4 parcels not in the original plan are now under contract. He said property values could actually decrease, contrary to some studies showing an increase. They will be supplying data as to the economic effect on properties surrounding data centers.

Gil Rios, a resident, who lives on Galena Rd at the corner of E. Beecher Road, said he and his wife are concerned about the entrance into the data center. The map shows the entrance is going to be where the “old schoolhouse” is. Mr. Olson said the entrance is just west of the Undesser property. The entrance near E. Beecher Rd. is an emergency entrance so there will not be active traffic, said Mr. McCarron.

Bernie Weiler represents the HOA on the west side of Ashe Road. He asked that the city take into consideration the planned dedication of 3,000 acres of land that will become data centers. He said that is a significant percentage of the land mass for a community of Yorkville's size. He said Yorkville is making a large mass inaccessible to traffic and the city needs to think about

what that means in terms of community development. He commented on the development having few trees. The prairie grass is a good start, but they would like to see reforestation in addition to grass. There is a narrow strip that surrounds the project with no landscaping on the interior making it very monotonous. Mr. Weiler also discussed the residents' concern of the building heights. Originally the height was 70 feet which he said is basically a 5 story building. He said they have had responses from the developer and city staff that are attentive to these concerns. As the PUD moves along, they want continued attention for these issues.

Ryan Anderson from Legacy Farms said another concern is the size and scope of the proposed data centers. He believed it would be the largest in the world or country, however, Bart Olson said there are others that are larger. Mr. Anderson is concerned about the potential noise and what penalty would be incurred and about remediation. Mr. Olson said it would be handled like any ordinance violation and as a home-rule city, increased fines could be levied. He also said agreements would likely include requirements for extra remediation.

John Bryan from Legacy Farms and owns other property in the area, said there has been talk of the infrastructure improvements Pioneer will bring. He said developers usually pay for the infrastructure so that is a moot point. Even if they run a water line or other utility, anyone that taps in pays an impact fee and the developer gets their money back. He also said Baseline Rd. was improved to a 24-year standard just last year, well before Pioneer was incorporated. He bought his property 20 years ago and it was zoned residential and still is. Del Webb was going to buy the property being discussed and then the recession hit. He also addressed the height restrictions. He asked if the 55 foot includes the height of a crane during construction and said that it would need flags due to the nearby airport. He asked if ingress/egress could be off Rt. 47 since there has been tree removal there already. He questioned why the construction would occur from west to east? He also questioned the need for so many parking spots when few people will be in the buildings and it takes prime land. He believes he will lose value in his home and living in an unincorporated area, he will see no economic benefit of the property that is in Yorkville. He feels it is taxation without representation. He referenced the recent heat wave and also the crisis in 1988. He knows the power for these data centers comes from solar farms in Iowa. If there are brownouts, he asked who would get the power--the data centers or the city or others industries in area and who will decide? ComEd should be asked, he said.

The Aldermen also had questions about property lines, height restrictions, tree heights and when landscaping will be installed. Ms. Noble addressed these questions. Tree height requirements are detailed in the ordinance and landscaping will be installed before building starts to help insulate and buffer. Trees will only be planted along one side of the trail. The undulating trail itself will be designed, constructed and paid for by the developer. In general, the berms will be 8 feet tall, but could be higher in some locations. Plantings taller than required, were also requested. There will also be ongoing noise monitoring.

Alderman Funkhouser asked if an easement will be provided at Baseline and Rt. 47 for gateway signage. Mr. Olson said discussions had been held regarding this. He also said he had looked at land surveys from the 1830's and 1870's and this site was a prairie. He would like the developer to consider clusters of trees from that era in addition to the prairie grasses. Mr. McCarron said that can be done provided it does not interfere with ComEd and ComEd will ultimately decide if power lines will be overhead.

Ms. Noble said Project Cardinal will be presented at the Planning and Zoning meeting on July 9th and then at the City Council at the end of July at the earliest. There will be an update at PZC.

6. EDC 2025-51 Kendall County Petition 25-04 – 1.5 Mile Review (Gorman and Zepelak)

David Hansen presented the information for this petition. It is a request for a special use permit and variance for a 1.5 mile review concerning a solar energy facility. The location is on Corneils Road a half mile east of Rt. 47. The property is 37 acres and is currently use for ag purposes. He also described the surrounding property. The petitioner reached out to the city about an annexation agreement in 2024 and the city was not interested at that time due to the location being near several homes. He discussed the increased setbacks and the updated site plan. The City still did not want to do a pre-Annexation Agreement and recommended the petitioner reach out to the county. The solar farm is a 5 megawatt and will have 5,000 solar panels with a security fence. A Comp Plan amendment would be needed. The PZC heard this case in June and recommended no objection to the request on a 5-1 vote. Other approvals have been given. This will move forward to the City Council on July 8th for a vote.

Alderman Plocher asked the reason for non-recommendation and Ms. Noble said it did not meet the city setback requirements and due to the close proximity of residential. They had approached the city about annexation, but due to the setbacks not being met, the city was not in favor of the project. Mr. Plocher said he did not support this request for this reason. Mr. Gorman noted that the neighbors had been contacted early and they actively supported the request and at a community meeting, there was no opposition. Mr. Gorman said a formal vote at a township meeting received a unanimous vote in favor of the project. He said they are over 500 feet away from Corneils Rd. There is substantial screening on 3 sides and they will add additional screening. The parcel is not suited for residential and gets runoff from the field, but there is plenty of space for remediation. Mr. Gorman said it is a good project with benefit to the community and substantial tax revenue. The committee agreed that the project did not meet the city setbacks and the consensus of this committee was to take it to City Council for a final vote.

7. EDC 2025-52 Heartland Meadows West – Final Plat

Ms. Mendez presented the information for this request and said the petitioner is requesting Final Plat approval. It consists of 20 single family residential lots for active adults and and 4 commercial lots. Minor requests from the city engineer will be addressed prior to the City Council meeting. Staff will establish the dormant SSA. This moves to the PZC on July 9th and to City Council on July 22nd. Attorney Kelly Helland requested a positive recommendation for the Final Plat.

8. EDC 2025-53 Fox Haven (1115, LLC) – Final Plat

Mr. Hansen said this is being presented for Final Plat approval. Parcel 1 consists of 17 residential buildings on 13 acres zoned R-4 where townhomes will be built. The other parcel is zoned B-3. Engineering comments will be addressed prior to the City Council meeting. This item will go to PZC on July 9th and to City Council on July 22nd. A dormant SSA will established. Construction will start on the east side, moving to the west side.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 7:08pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

EDC 2025-54

Agenda Item Summary Memo

Title: Building Permit Report for June 2025

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: All permits issued in June 2025.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE
BUILDING PERMIT REPORT
 June 2025

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi-Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
June 2025	146	13	6	0	18	0	109	27,255,549.00	238,901.05
Calendar Year 2025	674	51	62	0	87	0	474	110,144,228.00	1,357,739.19
Fiscal Year 2026	314	17	26	0	34	0	237	34,719,070.00	572,239.80
June 2024	163	27	0	0	12	0	124	6,128,516.00	301,441.07
Calendar Year 2024	783	144	0	0	51	0	522	106,636,693.00	1,780,859.14
Fiscal Year 2025	337	50	0	0	19	0	268	12,863,156.00	584,076.27
June 2023	353	31	6	0	4	0	312	13,139,321.00	558,989.85
Calendar Year 2023	1045	136	58	0	46	0	805	47,340,209.00	2,160,772.60
Fiscal Year 2024	598	49	20	0	12	0	517	23,057,759.00	1,004,674.67
June 2022	221	16	9	0	20	0	176	6,452,919.00	219,684.35
Calendar Year 2022	761	98	21	0	61	0	581	31,264,647.00	876,862.75
Fiscal Year 2023	360	38	9	0	28	0	285	12,042,762.00	374,576.00



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #2

Tracking Number

EDC 2025-55

Agenda Item Summary Memo

Title: Building Inspection Report for June 2025.

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: All inspections scheduled in June 2025.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson Community Development
Name Department

Agenda Item Notes:

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
10000001		COUNTY INSPECTIONS	MSC	PRF	PLF	PR	06/12/2025	06/12/2025	P	
				PRF	PLU	PR	06/17/2025	06/17/2025	P	3772 STEWART RD
									P	6006 AUDREY AVE
20200608	05/29/2020	3238 BOOMBAH BLVD	FNC	FNC	FIN	RA	06/19/2025	06/19/2025	P	FENCE
20230814	06/16/2023	2933 CRYDER WAY	SFD	GR1	REI	GS	06/27/2025	06/27/2025	F	TEMP TO FINAL -- SEE INSPECTION REPORT
20231373	09/01/2023	2925 CRYDER WAY	SFD	GR1	REI	GS	06/27/2025	06/27/2025	F	TEMP TO FINAL -- SEE INSPECTION REPORT
20231762	09/15/2023	70 TRILLIUM CT	ACC	BLD	FIN	GH	06/17/2025	06/17/2025	P	OUTBUILDING FINAL - BLDG ONLY, NO ELECRI C OR A/C
20232240	11/27/2023	811 ALEXANDRA LN	SFD	HMD	FIN	GH	06/10/2025	06/10/2025	P	CLAYTON
				HMD	FEL	GH	06/10/2025	06/10/2025	P	
				HMD	FMC	GH	06/10/2025	06/10/2025	P	
				HMD	PLF	PR	06/10/2025	06/10/2025	P	CLAYTON
				HMD	EFL	GS	06/18/2025	06/18/2025	P	
20232333	02/10/2025	107 E STAGECOACH TR	COM	WMD	PPS	BC	06/06/2025	06/09/2025	P	LIGHT POLE BASES
				WMD	ELU	BC	06/10/2025	06/10/2025	P	GARY 815-715-5969
				WMD	RMC	PR	06/13/2025	06/13/2025	P	CARSON 224-833-2900
				WMD	RFR	PR	06/16/2025	06/16/2025	P	PHIL 815-666-9683
				WMD	PLR	PR	06/25/2025	06/25/2025	P	JOHN 630-608-9105
				WMD	REL	PR	06/26/2025	06/26/2025	P	ROUGH ELECTRICAL -- GARY 815-715-5969
				WMD	RFR	PR	06/26/2025	06/26/2025	P	PHIL 815-666-9683
20232390	10/11/2024	212 WINDHAM CIR	SFD	RIV	EFL	PR	06/04/2025	06/04/2025	P	REMY
20240041	12/16/2024	922 S CARLY CIR	BSM	BLD	REL	PR	06/11/2025	06/11/2025	P	RICATD 847-561-7951
				BLD	RMC	PR	06/11/2025	06/11/2025	P	
				BLD	PLR	PR	06/11/2025	06/11/2025	P	
20240195	09/09/2024	1536 SYCAMORE RD	MF	BLD	ELE	BC	06/13/2025	06/13/2025	P	ALL UNITS
20240574	07/11/2024	2166 HENNING LN	SFD	GR1	FIN	GH	06/04/2025	06/04/2025	F	MELISSA 312-513-4114
				GR1	FEL	GH	06/04/2025	06/04/2025	F	
				GR1	FMC	GH	06/04/2025	06/04/2025	F	
				GR1	PLF	PBF	06/04/2025	06/04/2025	P	MELISSA 312-513-4114

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			GR1		EFL GS	06/13/2025			
			GR1		REI GH	06/12/2025	06/12/2025	P	FINAL -
			GR1		REI GH	06/12/2025	06/12/2025	P	FINAL ELECTRIC
			GR1		REI GH	06/12/2025	06/12/2025	P	FINAL MECHANICAL
20240575	07/26/2024	2172 HENNING LN	GR1		EFL GS	06/13/2025	06/13/2025	P	
			SFD		GR1 RFR BC	06/09/2025	06/09/2025	F	1-ANCHOR BOLTS IN GARAGE 2- NEED HURRICANE TIES IN GARAGE 3- NEED ANGLE BRACKETS NE SIDE OF LANDING
			GR1		REL BC	06/09/2025	06/09/2025	P	
			GR1		RMC BC	06/09/2025	06/09/2025	P	
			GR1		PLR PBF	06/09/2025	06/09/2025	P	LOUIS BARAJAS - 773-986-3846
			GR1		REI BC	06/12/2025	06/12/2025	P	FRAMING
			GR1		INS BF	06/17/2025	06/17/2025	P	MELISSA 312-513-4114
			GR1		STP BF	06/23/2025	06/23/2025	P	OLIVER 815-254-5748
20240576	09/10/2024	2176 HENNING LN	SFD		GR1 STP BF	06/23/2025	06/23/2025	P	OLIVER 815-254-5748
20240577	07/11/2024	2186 HENNING LN	SFD		GR1 RFR GH	06/13/2025	06/13/2025	P	
			GR1		REL GH	06/13/2025	06/13/2025	F	
			GR1		RMC GH	06/13/2025	06/13/2025	F	
			GR1		PLR PBF	06/13/2025	06/13/2025	P	MELISSA: 312-513-4114
			GR1		REI GH	06/18/2025	06/18/2025	P	ELECTRICAL MELISSA: 312-513-4114
			GR1		REI GH	06/18/2025	06/18/2025	P	MECHANICAL
			GR1		INS BF	06/24/2025	06/24/2025	P	MELISSA 312-513-4114
			GR1		STP BF	06/23/2025	06/23/2025	P	OLIVER 815-254-5748
20240715	06/10/2024	2243 FAIRFAX WAY	SWK		SDW WK GH	06/10/2025	06/10/2025	P	ALEXANDRA 630-803-7097
20240767	06/10/2024	352 BISCAYNE LN	FNC		FNC FIN RA	06/10/2025	06/10/2025	P	FENCE
20240886	07/18/2024	3088 CONSTITUTION WAY	SFD		GR1 EFL GS	06/11/2025	06/11/2025	P	TEMP TO FINAL
20240911	10/21/2024	579 E KENDALL DR	COM		BLD PLU PR	06/03/2025	06/03/2025	P	
					BLD FOU PR	06/12/2025			JUAN 815-274-4708
20240957	08/08/2024	3029 CONSTITUTION WAY	SFD		GR1 EFL GS	06/11/2025	06/11/2025	P	TEMP TO FINAL

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20240984	08/08/2024	3056 CONSTITUTION WAY	SFD	GR1	EFL GS	06/11/2025	06/11/2025	P	TEMP TO FINAL
20241117	08/28/2024	3046 JETER ST	SFD	GR1	EFL GS	06/20/2025	06/20/2025	P	TEMP TO FINAL
20241118	08/28/2024	2875 OLD GLORY DR	SFD	GR1	EFL GS	06/16/2025	06/16/2025	P	TEMP TO FINAL
20241201	11/13/2024	1220 GILLESPIE LN	SFA	KMT	FIN BF	06/17/2025	06/17/2025	P	*****MODEL USE*****- LATER PM -- JEN N@ABBYPROPERTIES.LLC
			KMT	FEL BF	06/17/2025	06/17/2025	P	*****MODEL USE*****- LATER PM -- JEN N@ABBYPROPERTIES.LLC	
			KMT	FMC BF	06/17/2025	06/17/2025	P	*****MODEL USE*****- LATER PM -- JEN N@ABBYPROPERTIES.LLC	
			KMT	PLF PBF	06/17/2025	06/17/2025	P	*****MODEL USE*****- LATER PM -- JEN N@ABBYPROPERTIES.LLC	
			KMT	OCC BKF	06/16/2025	06/16/2025	P		
			KMT	EFL GS	06/30/2025	06/30/2025	P		
20241202	11/13/2024	1218 GILLESPIE LN	SFA	KMT	PTO GH	06/10/2025	06/10/2025	P	
			KMT	FIN BF	06/17/2025	06/17/2025	P	****MODEL USE***** LATER PM -- JENN@ABB YPROPERTIES.LLC	
			KMT	FEL BF	06/17/2025	06/17/2025	P	****MODEL USE***** LATER PM -- JENN@ABB YPROPERTIES.LLC	
			KMT	FMC BF	06/17/2025	06/17/2025	P	****MODEL USE***** LATER PM -- JENN@ABB YPROPERTIES.LLC	
			KMT	PLF PBF	06/17/2025	06/17/2025	P	****MODEL USE***** LATER PM -- JENN@ABB YPROPERTIES.LLC	
			KMT	OCC BKF	06/16/2025	06/16/2025	P		
			KMT	EFL GS	06/30/2025	06/30/2025	P		
20241203	11/13/2024	1216 GILLESPIE LN	SFA	KMT	FIN GH	06/30/2025	06/30/2025	P	JENN
			KMT	FEL GH	06/30/2025	06/30/2025	F		
			KMT	FMC GH	06/30/2025	06/30/2025	P		
			KMT	PLF PBF	06/30/2025			JENN@ABBYPROPERTIES.LLC	
			KMT	OCC BKF	06/16/2025	06/16/2025	P		
			KMT	EFL GS	06/30/2025	06/30/2025	P		
20241204	11/13/2024	1214 GILLESPIE LN	SFA	KMT	FIN GH	06/30/2025	06/30/2025	P	JENN
			KMT	FEL GH	06/30/2025	06/30/2025	F		
			KMT	FMC GH	06/30/2025	06/30/2025	P		
			KMT	PLF PBF	06/30/2025			JENN@ABBYPROPERTIES.LLC	

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					HMD FEL GH	06/10/2025	06/10/2025	P	
					HMD FMC GH	06/10/2025	06/10/2025	P	
					HMD PLF PR	06/10/2025	06/10/2025	P	
					HMD EFL GS	06/18/2025	06/18/2025	P	
20241322	03/06/2025	2671 BIG GROVE CIR	SFD		GR5 EPW GH	06/02/2025	06/02/2025	P	
									MW -- BATCH REPORT RECEIVED
					GR5 ADA GS	06/02/2025	06/02/2025	P	
									BATCH REPORT RECEIVED
					GR5 PTO BF	06/16/2025	06/16/2025	P	
									HLEONETTI@MIDWESTERNCONCRETE.COM
20241361	10/17/2024	621 GREENFIELD TURN	SFD		CHD EFL GS	06/04/2025	06/04/2025	P	
20241372	10/16/2024	GILLESPIE LN	FNC		FNC PHF RA	06/10/2025	06/10/2025	P	
									BEHIND BUILDINGS 28+29
20241384	10/30/2024	2867 OLD GLORY DR	SFD		GR1 EFL GS	06/16/2025	06/16/2025	P	
20241401	10/29/2024	4438 SARASOTA AVE	FNC		FNC FIN RA	06/17/2025	06/17/2025	P	
									FENCE
20241437	11/12/2024	2469 CATALPA TR	BSM		BLD INS BC	06/02/2025	06/02/2025	P	
									RYAN 309-883-9904
20241452	11/14/2024	1386 SPRING ST	SFD		HEC EPW BC	06/03/2025	06/03/2025	P	
									KEN 630-546-0735 -- BATCH REPORT RECEIVED
									D
					HEC FIN PR	06/26/2025	06/26/2025	P	
									TIM
					HEC FEL PR	06/26/2025	06/26/2025	P	
					HEC FMC PR	06/26/2025	06/26/2025	P	
					HEC PLF PR	06/26/2025	06/26/2025	P	
					HEC EFL GS	06/27/2025	06/27/2025	P	
20241453	03/31/2025	1200 GILLESPIE LN	SFA		KMT RFR GH	06/25/2025	06/25/2025	P	
									JENN@ABBYPROPERTIES.LLC
					KMT REL GH	06/25/2025	06/25/2025	P	
					KMT RMC GH	06/25/2025	06/25/2025	P	
					KMT PLR PBF	06/25/2025			
									JENN@ABBYPROPERTIES.LLC
					KMT INS GH	06/26/2025	06/26/2025	P	
20241454	03/31/2025	1202 GILLESPIE LN	SFA		KMT RFR BF	06/23/2025			
									JENN@ABBYPROPERTIES.LLC
					KMT REL BF	06/23/2025			
					KMT RMC BF	06/23/2025			
					KMT PLR PBF	06/23/2025			
									JENN@ABBYPROPERTIES.LLC
					KMT INS BF	06/24/2025			
									JENN@ABBYPROPERTIES.LLC
20241455	03/31/2025	1204 GILLESPIE LN	SFA		KMT RFR BF	06/12/2025			
									JENN@ABBYPROPERTIES.LLC
					KMT REL BF	06/12/2025			
									JENN@ABBYPROPERTIES.LLC
					KMT RMC BF	06/12/2025			
									JENN@ABBYPROPERTIES.LLC

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					KMT PLR PBF	06/12/2025			JENN@ABBYPROPERTIES.LLC
20241456	03/31/2025	1206 GILLESPIE LN	SFA		KMT INS GH	06/13/2025	06/13/2025	P	
					KMT RFR GH	06/11/2025	06/11/2025	P	
					KMT REL GH	06/11/2025	06/11/2025	P	
					KMT RMC GH	06/11/2025	06/11/2025	P	
					KMT PLR PBF	06/11/2025	06/11/2025	P	JENN@ABBYPROPERTIES.LLC
20241457	03/31/2025	1201 GILLESPIE LN	SFA		KMT INS BF	06/12/2025			JENN
					KMT RFR BF	06/27/2025			
					KMT REL BF	06/27/2025			
					KMT RMC BF	06/27/2025			
					KMT PLR PBF	06/27/2025			JENN@ABBYPROPERTIES.LLC
20241461	05/07/2025	1211 GILLESPIE LN	SFA		KMT INS GH	06/30/2025	06/30/2025	P	JENN
					KMT ELS BC	06/02/2025	06/02/2025	P	ABBY
20241462	05/07/2025	1213 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241463	05/07/2025	1215 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241464	05/07/2025	1217 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241465	05/07/2025	1219 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241466	05/07/2025	1221 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241467	05/07/2025	1223 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241468	05/07/2025	1225 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2024	P	
20241469	05/07/2025	1227 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241470	05/07/2025	1229 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241471	05/12/2025	1231 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241472	05/12/2025	1233 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241473	05/12/2025	1235 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241474	05/12/2025	1237 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241475	05/12/2025	1239 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241476	05/12/2025	1241 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241487	05/12/2025	1243 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241488	05/12/2025	1245 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241489	05/12/2025	1247 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241490	05/12/2025	1249 GILLESPIE LN	SFA		KMT ELS BC	06/02/2025	06/02/2025	P	
20241491	11/22/2024	2823 CRYDER WAY	SFD		GR1 FIN PR	06/11/2025	06/11/2025	P	1:00ISH
					GR1 FEL PR	06/11/2025	06/11/2025	P	
					GR1 FMC PR	06/11/2025	06/11/2025	P	
					GR1 PLF PR	06/11/2025			
20241545	12/11/2024	545 TIMBER OAK LN	SFD		GR1 EFL GS	06/11/2025	06/11/2025	P	JASON
					SUN FIN GH	06/13/2025	06/13/2025	P	
					SUN FEL GH	06/13/2025	06/13/2025	P	
					SUN FMC GH	06/13/2025	06/13/2025	P	

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			SUN		PLF PBF	06/13/2025	06/13/2025	P	JJACOBS@RALLYHOMES.COM
20241565	12/12/2024	2626 SUTHERLAND CT	SFD	GR5	EFL GS	06/13/2025	06/13/2025	P	
20241577	01/09/2025	2669 BIG GROVE CIR	SFD	GR5	FIN GH	06/02/2025	06/02/2025	P	
									ANDREW
				GR5	FEL GH	06/09/2025	06/09/2025	P	
				GR5	FMC GH	06/09/2025	06/09/2025	P	
				GR5	PLF PBF	06/09/2025	06/09/2025	P	
									AMEEKS@NVRINC.COM
20241600	03/18/2025	785 TIMBER OAK LN	SFD	GR5	EFL GS	06/09/2025	06/09/2025	P	
				SFD	TRE INS GH	06/02/2025	06/02/2025	P	
20241601	01/21/2025	2664 BIG GROVE CIR	SFD	GR5	FIN GH	06/11/2025	06/11/2025	P	AS NOTED
				GR5	FEL GH	06/11/2025	06/11/2025	P	
				GR5	FMC GH	06/11/2025	06/11/2025	P	
				GR5	PLF PBF	06/11/2025	06/11/2025	P	
									KTELLEZ@NVRINC.COM
20250012	01/16/2025	2633 SUTHERLAND CT	SFD	GR5	EFL GS	06/11/2025	06/11/2025	P	
				GR1	FIN GH	06/04/2025	06/04/2025	P	
				GR1	FEL GH	06/04/2025	06/04/2025	P	
				GR1	FMC GH	06/04/2025	06/04/2025	P	
				GR1	PLF PBF	06/04/2025	06/04/2025	P	
									KTELLEZ@NVRINC.COM; AMEKS@NVRINC.COM
20250014	01/16/2025	2884 ROOD ST	SFD	GR1	EFL GS	06/04/2025	06/04/2025	P	
				GR1	FEL GH	06/09/2025	06/09/2025	P	
				GR1	FMC GH	06/09/2025	06/09/2025	P	
				GR1	FIN GH	06/09/2025	06/09/2025	P	
				GR1	PLF PBF	06/09/2025	06/09/2025	P	
									JFLAHERT@NVRINC.COM
20250019	01/21/2025	2625 SUTHERLAND CT	SFD	GR5	WKS GH	06/02/2025	06/02/2025	P	MW -- BATCH REPORT RECEIVED
				GR5	PTO GH	06/02/2025	06/02/2025	P	
									MW
				GR5	FIN GH	06/27/2025	06/27/2025	P	
				GR5	FEL GH	06/27/2025	06/27/2025	P	
				GR5	FMC GH	06/27/2025	06/27/2025	P	
				GR5	PLF PBF	06/27/2025			
									AMEEKS@NVRINC.COM
20250020	02/03/2025	2857 CRYDER WAY	SFD	GR5	EFL GS	06/27/2025	06/27/2025	P	
20250021	01/21/2025	2853 OLD GLORY DR	SFD	GR1	EFL GS	06/04/2025	06/24/2025	P	
				SFD	GR1 FIN BF	06/20/2025	06/20/2025	P	
									JFLAHERT@NVRINC.COM
				GR1	FEL BF	06/20/2025	06/20/2025	P	
									JFLAHERT@NVRINC.COM
				GR1	FMC BF	06/20/2025	06/20/2025	P	
									JFLAHERT@NVRINC.COM
				GR1	PLF PBF	06/20/2025	06/20/2025	P	
									JFLAHERT@NVRINC.COM

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20250030	04/11/2025	935 ERICA LN	GR1		EFL GS	06/20/2025	06/20/2025	P	
			CRM	BLD	FIN PR	06/24/2025	06/24/2025	P	
				BLD	FEL PR	06/24/2025	06/24/2025	P	KEITH 573-259-6994
				BLD	FMC PR	06/24/2025	06/24/2025	P	
20250032	03/20/2025	2629 SUTHERLAND CT		BLD	PLF PR	06/24/2025	06/24/2025	P	
			SFD	GR5	WKS GH	06/02/2025	06/02/2025	P	
									MW
20250039	03/06/2025	2847 CRYDER WAY	SFD	GR1	EFL GS	06/25/2025	06/25/2025	P	
20250063	03/06/2025	2686 BIG GROVE CIR	SFD	GR5	WKS GH	06/02/2025	06/02/2025	P	
									MW -- BATCH REPORT RECEIVED
				GR5	ADA GS	06/02/2025	06/02/2025	P	EAST RAMP ONLY -- BATCH REPORT RECEIVED
				GR5	FIN GH	06/27/2025	06/27/2025	P	
				GR5	FEL GH	06/27/2025	06/27/2025	P	
				GR5	FMC GH	06/27/2025	06/27/2025	P	
				GR5	PLF PBF	06/27/2025			
									KTELLEZ@NVRINC.COM
20250064	03/06/2025	2878 CRYDER WAY	SFD	GR5	EFL GS	06/27/2025	06/27/2025	P	
				GR1	STP GH	06/02/2025	06/02/2025	P	
				GR1	WKS GH	06/09/2025	06/09/2025	P	FRONT MW -- BATCH REPORT RECEIVED
20250068	03/06/2025	2092 SQUIRE CIR	SFD	GR1	STP GH	06/02/2025	06/02/2025	P	
									MW
				GR1	WKS GH	06/06/2025	06/06/2025	P	REAR STOOP MW -- BATCH REPORT RECEIVED
									ED
20250081	03/20/2025	2621 SUTHERLAND CT	SFD	GR1	ADA GS	06/09/2025	06/09/2025	P	
				GR5	WK GH	06/17/2025	06/17/2025	P	
				GR5	EPW GH	06/30/2025	06/30/2025	P	
20250082	03/20/2025	2620 SUTHERLAND CT	SFD	GR5	WK GH	06/17/2025	06/17/2025	P	
									MW
				GR5	EPW GH	06/30/2025	06/30/2025	P	
									MW
20250111	03/27/2025	2658 BIG GROVE CIR	SFD	GR5	GAR BC	06/05/2025	06/05/2025	P	
				GR5	RFR BF	06/16/2025	06/16/2025	P	
									AMEEKS@NVRINC.COM
				GR5	REL BF	06/16/2025	06/16/2025	P	
				GR5	RMC BF	06/16/2025	06/16/2025	P	
				GR5	PLR PBF	06/16/2025	06/16/2025	P	
									AMEEKS@NVRINC.COM
				GR5	INS GH	06/18/2025	06/18/2025	P	
									ANDREW
				GR5	WK BF	06/16/2025			
						MGOLDSBORO@MIDWESTERNCONCRETE.COM			

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			GR5		STP BF	06/16/2025	06/16/2025	P	FR & R -- MGOLDSBORO@MIDWESTERNCONCRETE.COM
			GR5		WK GH	06/30/2025	06/30/2025	P	MW
20250112	03/27/2025	2673 BIG GROVE CIR	SFD		GR5 RFR BC	06/12/2025	06/12/2025	P	
					GR5 REL BC	06/12/2025	06/12/2025	P	
					GR5 RMC BC	06/12/2025	06/12/2025	P	
					GR5 PLR PBF	06/12/2025	06/12/2025	P	KTELLEZ@NVRINC.COM
			GR5		INS BF	06/16/2025	06/16/2025	P	KTELLEZ@NVRINC.COM
			GR5		STP BF	06/16/2025	06/16/2025	P	FRONT & REAR -- HLEONETTI@MIDWESTERNCONCRETE.COM
			GR5		WKS GH	06/30/2025	06/30/2025	P	MW
20250113	03/20/2025	2854 CRYDER WAY	SFD		GR1 STP GH	06/02/2025	06/02/2025	P	FRONT MW
			GR1		RFR BC	06/10/2025	06/10/2025	P	JIM
			GR1		REL BC	06/10/2025	06/10/2025	P	
			GR1		RMC BC	06/10/2025	06/10/2025	P	
			GR1		PLR PBF	06/10/2025	06/10/2025	P	JFLAHERT@NVRINC.COM
			GR1		RFR GH	06/12/2025	06/12/2025	P	DECK -- JIM
			GR1		INS GH	06/12/2025	06/12/2025	P	
			GR1		WKS GH	06/18/2025	06/18/2025	P	MW -- BATCH REPORT RECEIVED
20250114	04/17/2025	2852 ROOD ST	SFD		GR1 GPL BC	06/06/2025	06/06/2025	P	
20250115	03/20/2025	2893 MCLELLAN BLVD	SFD		GR1 STP BF	06/16/2025	06/16/2025	P	FR & REAR -- MGOLDSBORO@MIDWESTERNCONCRETE.COM
			GR1		RFR GH	06/18/2025	06/18/2025	F	JIM
			GR1		REL GH	06/18/2025	06/18/2025	P	
			GR1		RMC GH	06/18/2025	06/18/2025	P	
			GR1		PLR PBF	06/18/2025	06/18/2025	P	JFLAHERT@NVRINC.COM
			GR1		INS BF	06/20/2025			JFLAHERT@NVRINC.COM
			GR1		REI GH	06/19/2025	06/19/2025	P	ROUGH FRAME
			GR1		EPW GH	06/26/2025	06/26/2025	P	MW
			GR1		WK GH	06/27/2025	06/26/2025	P	
			GR1		ADA GS	06/27/2025	06/27/2025	P	

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20250119	03/20/2025	2811 CRYDER WAY	SFD	GR1	RFR	PR	06/16/2025	06/16/2025	P	REMY
				GR1	REL	PR	06/16/2025	06/16/2025	P	
				GR1	RMC	PR	06/16/2025	06/16/2025	P	
				GR1	PLR	PR	06/16/2025	06/16/2025	P	
				GR1	INS	GH	06/19/2025	06/19/2025	P	JESSICA
20250131	03/27/2025	2619 SUTHERLAND CT	SFD	GR5	RFR	GH	06/11/2025	06/11/2025	P	
				GR5	REL	GH	06/11/2025	06/11/2025	P	
				GR5	RMC	GH	06/11/2025	06/11/2025	P	
				GR5	PLR	PBF	06/11/2025	06/11/2025	P	KTELLEZ@NVRINC.COM
				GR5	INS	GH	06/13/2025	06/13/2025	P	
				GR5	GAR	BC	06/04/2025	06/04/2025	P	MW
				GR5	STP	BF	06/16/2025	06/16/2025	P	FRONT -- MGOLDSBORO@MIDWESTERNCONCRETE.COM
				GR5	WKS	GH	06/30/2025			PARTIAL PUBLIC -- MW
20250132	04/17/2025	2844 ROOD ST	SFD	GR1	PLU	PBF	06/09/2025	06/09/2025	P	JFLAHERT@NVRINC.COM
				GR1	BSM	GH	06/11/2025	06/10/2025	P	
				GR1	GAR	GH	06/11/2025	06/10/2025	P	MW
				GR1	GPL	GH	06/17/2025	06/17/2025	P	JIM
20250139	03/05/2025	402 LIBERTY ST	FNC	FNC	FIN	RA	06/10/2025	06/10/2025	P	FENCE
20250150	03/27/2025	472 SHADOW WOOD DR	REP	BP1	PLU	PBF	06/17/2025	06/17/2025	P	FIRE REPAIR -- LORI 815-725-1050
				BP1	ELS	PR	06/23/2025	06/23/2025	P	JOE
20250151	04/17/2025	2832 ROOD ST	SFD	GR1	BKF	GH	06/03/2025	06/03/2025	P	MW
				GR1	WAT	PBF	06/05/2025	06/05/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
				GR1	PLU	PBF	06/11/2025	06/11/2025	P	JFLAHERT@NVRINC.COM
				GR1	BSM	BC	06/12/2025	06/12/2025	P	
				GR1	GAR	BC	06/12/2025	06/12/2025	P	
				GR1	GPL	GH	06/26/2025	06/26/2025	P	NICK
20250154	04/17/2025	2618 SUTHERLAND CT	SFD	GR5	BG	GH	06/03/2025	06/03/2025	P	MW
				GR5	RFR	BC	06/11/2025	06/11/2025	P	REAR DECK
				GR5	STP	BF	06/16/2025	06/16/2025	P	FRONT -- MGOLDSBORO@MIDWESTERNCONCRETE.COM

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			GR5		RFR BF	06/20/2025	06/20/2025	P	
									ameeks@nvrinc.com
			GR5		REL BF	06/20/2025	06/20/2025	P	
			GR5		RMC BF	06/20/2025	06/20/2025	P	
			GR5		PLR PBF	06/20/2025	06/20/2025	P	
									AMEEKS@NVRINC.COM
			GR5		INS BF	06/24/2025	06/24/2025	P	
									AMEEKS@NVRINC.COM
20250162	03/14/2025	3145 JUSTICE DR	BSM	BLD	FIN BC	06/06/2025	06/06/2025	P	
									VICTOR
				BLD	FEL BC	06/06/2025	06/06/2025	P	
				BLD	FMC BC	06/06/2025	06/06/2025	P	
20250166	03/14/2025	485 TIMBER OAK LN	BSM	BLD	RFR GH	06/05/2025	06/05/2025	P	
									JIM
				BLD	REL GH	06/05/2025	06/05/2025	P	
				BLD	RMC GH	06/05/2025	06/05/2025	P	
				BLD	PLR PR	06/05/2025	06/05/2025	P	
				BLD	INS BC	06/10/2025	06/10/2025	P	
									JIM 224-324-0813
20250169	03/13/2025	105 W VETERANS PKWY	ROF	ROF	ROF RA	06/12/2025	06/12/2025	P	
									ELYSA 630-463-7663
20250175	03/19/2025	2654 SEELEY ST	FNC	FNC	PHF RA	06/05/2025	06/05/2025	P	
									CLASSIC
20250185	03/31/2025	3500 RICHARDSON CIR	SFA	GR1	WKS RA	06/20/2025	06/20/2025	P	
									JOSE 630-465-1159
20250186	03/31/2025	3506 RICHARDSON CIR	SFA	GR1	RFR GH	06/05/2025	06/05/2025	P	
									DOUG
				GR1	REL GH	06/05/2025	06/05/2025	P	
				GR1	RMC GH	06/05/2025	06/05/2025	P	
				GR1	PLR PBF	06/05/2025			
									DRWEISS@DRHORTON.COM
				GR1	INS BC	06/09/2025	06/09/2025	P	
									DOUG
				GR1	WKS RA	06/20/2025	06/20/2025	P	
									JOSE 630-465-1159
20250187	03/31/2025	3504 RICHARDSON CIR	SFA	GR1	RFR GH	06/03/2025	06/03/2025	P	
									CHRIS
				GR1	REL GH	06/03/2025	06/03/2025	P	
				GR1	RMC GH	06/03/2025	06/03/2025	P	
				GR1	PLR PBF	06/03/2025	06/03/2025	P	
									CWTHOMPSON@DRHORTON.COM
				GR1	INS GH	06/05/2025	06/05/2025	P	
									DOUG
				GR1	WKS RA	06/20/2025	06/20/2025	P	
20250188	03/31/2025	3502 RICHARDSON CIR	SFA	GR1	WKS RA	06/20/2025	06/20/2025	P	
									JOSE
20250189	03/24/2025	1211 MISTWOOD CT	WIN	WIN	FIN GH	06/25/2025	06/25/2025	P	
									WINDOWS -- ERIN 630-881-0139

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

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20250203	03/31/2025	3201 MATLOCK DR	SFA	GR1	RFR BF	06/23/2025	06/23/2025	P	DRWEISS@DRHORTON.COM -- break away clips on gable wall in attaca needs to be no more than 8' apart vertically
				GR1	REL BF	06/23/2025	06/23/2025	P	
				GR1	RMC BF	06/23/2025	06/23/2025	P	
				GR1	PLR PBF	06/23/2025			
				GR1	INS GH	06/25/2025	06/25/2025	P	DRWEISS@DRHORTON.COM
									DOUG
20250204	03/31/2025	3203 MATLOCK DR	SFA	GR1	PLR PBF	06/18/2025	06/18/2025	P	drweiss@drhorton.com
				GR1	RFR GH	06/19/2025	06/19/2025	P	
				GR1	REL GH	06/19/2025	06/19/2025	P	
				GR1	RMC GH	06/19/2025	06/19/2025	P	
				GR1	INS BF	06/23/2025	06/23/2025	P	
									DRWEISS@DRHORTON.COM
20250205	03/31/2025	3205 MATLOCK DR	SFA	GR1	RFR GH	06/17/2025	06/17/2025	P	
									DOUG
				GR1	REL GH	06/17/2025	06/17/2025	P	
				GR1	RMC GH	06/17/2025	06/17/2025	P	
				GR1	PLR PBF	06/17/2025	06/17/2025	P	
									DRWEISS@DRHORTON.COM
				GR1	INS GH	06/19/2025	06/19/2025	P	
									DOUG
20250206	03/31/2025	3207 MATLOCK DR	SFA	GR1	RFR GH	06/12/2025	06/12/2025	P	
									DOUG 847-456-4607
				GR1	REL GH	06/12/2025	06/12/2025	P	
				GR1	RMC GH	06/12/2025	06/12/2025	P	
				GR1	PLR PBF	06/10/2025	06/10/2025	P	
									DRWEISS@DRHORTON.COM
				GR1	INS PR	06/12/2025	06/12/2025	P	
									DRWEISS@DRHORTON.COM
20250207	03/31/2025	3209 MATLOCK DR	SFA	GR1	RFR GH	06/10/2025	06/10/2025	P	
				GR1	REL GH	06/10/2025	06/10/2025	P	
				GR1	RMC GH	06/10/2025	06/10/2025	P	
				GR1	PLR PBF	06/11/2025	06/11/2025	P	
									drweiss@drhorton.com
20250224	04/17/2025	2665 BIG GROVE CIR	SFD	GR5	PLU PBF	06/03/2025	06/03/2025	P	
									AMEEKS@NVRINC.COM
				GR5	GAR BC	06/04/2025	06/04/2025	P	
									MW
				GR5	PPS BC	06/04/2025	06/04/2025	P	
				GR5	RFR BF	06/30/2025			
									KALIN
				GR5	REL BF	06/30/2025			
				GR5	RMC BF	06/30/2025			
				GR5	PLR PBF	06/30/2025			
									KTELLEZ@NVRINC.COM

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			GR5		STP GH	06/30/2025	06/30/2025	F	
20250232	04/03/2025	306 BOOMBAH BLVD	COM		BP1 FTG PR	06/03/2025	06/03/2025	P	FR & R -- MW NO STONE AT REAR STOOP
					BP1 FOU PR	06/04/2025	06/04/2025	P	JEFF
					BP1 PPS PR	06/05/2025	06/05/2025	P	JEFF
					BP1 PPS PR	06/09/2025	06/09/2025	P	JEFF 630-392-3829
					BP1 PPS PR	06/10/2025		P	TRENCH FOOTING 13 LINE
					BP1 UGE PR	06/11/2025	06/11/2025	P	JEFF
					BP1 PPS PR	06/23/2025	06/23/2025	P	
20250241	04/17/2025	2864 CRYDER WAY	SFD		GR1 STP BF	06/16/2025	06/16/2025	F	PIERS AND FOOTINGS
					GR1 STP GH	06/18/2025	06/18/2025	P	FRONT -- MGOLDSBORO@MIDWESTERNCONCRETE.COM
					GR1 RFR BC	06/30/2025	06/30/2025	P	MW - FRONT STOOP ONLY
					GR1 REL BC	06/30/2025	06/30/2025	P	
					GR1 RMC BC	06/30/2025	06/30/2025	P	
					GR1 PLR PBF	06/30/2025		P	
20250246	04/04/2025	752 GREENFIELD TURN	AGP		AGP FIN BF	06/24/2025	06/24/2025	P	NPORTO@NVRINC.COM
20250258	04/09/2025	842 TIMBER OAK LN	SFD		TRE GAR BC	06/12/2025	06/12/2025	P	POOL -- THOMAS 630-485-1876
					TRE ESW PBF	06/13/2025	06/13/2025	P	MW
					TRE STP BC	06/12/2025	06/12/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
20250259	05/01/2025	2110 TREMONT AVE	PTO		PTO PTO RA	06/06/2025	06/06/2025	P	FR
									john 630-862-8053 Noted that machine leaking oil all over
20250266	04/16/2025	421 HAZELTINE WAY	PTO		PTO PTO RA	06/03/2025	06/03/2025	P	
20250267	04/30/2025	11614 RTE 71	ACC		GAR FTG GH	06/09/2025	06/09/2025	P	GUS
									TIM - 219-208-0577
20250278	06/04/2025	4627 W MILLBROOK CIR	PTO		PTO PTO RA	06/04/2025	06/04/2025	P	JOHN
20250282	04/28/2025	3197 GRANDE TR	SFA		GR1 FTG GH	06/13/2025	06/13/2025	P	DOUG
					GR1 FOU GH	06/18/2025	06/18/2025	P	DOUG
					GR1 WAT PBF	06/20/2025	06/20/2025	P	DOUG
									DRWEISS@DRHORTON.COM; MIKE: 847-385-8657

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			GR1		PLU PBF	06/25/2025			
			GR1		UGE BC	06/30/2025	06/30/2025	P	DRWEISS@DRHORTON.COM
20250283	04/28/2025	3199 GRANDE TR	SFA	GR1	FTG GH	06/13/2025	06/13/2025	P	DOUG
			GR1		FOU GH	06/18/2025	06/18/2025	P	DOUG
			GR1		WAT PBF	06/20/2025	06/20/2025	P	DRWEISS@DRHORTON.COM; MIKE: 847-385-8657
			GR1		PLU PBF	06/25/2025			DRWEISS@DRHORTON.COM
			GR1		UGE BC	06/30/2025	06/30/2025	P	DOUG
20250284	04/28/2025	3191 GRANDE TR	SFA	GR1	FTG GH	06/13/2025	06/13/2025	P	DOUG
			GR1		FOU GH	06/18/2025	06/18/2025	P	DOUG
			GR1		WAT PBF	06/20/2025	06/20/2025	P	DRWEISS@DRHORTON.COM; MIKE: 847-385-8657
			GR1		PLU PBF	06/25/2025			DRWEISS@DRHORTON.COM
			GR1		UGE BC	06/30/2025	06/30/2025	P	DOUG
20250285	04/28/2025	3193 GRANDE TR	SFA	GR1	FTG GH	06/13/2025	06/13/2025	P	DOUG
			GR1		FOU GH	06/18/2025	06/18/2025	P	DOUG
			GR1		WAT PBF	06/20/2025	06/20/2025	P	DRWEISS@DRHORTON.COM; MIKE: 847-385-8657
			GR1		PLU PBF	06/25/2025			DRWEISS@DRHORTON.COM
			GR1		UGE BC	06/30/2025	06/30/2025	P	DOUG
20250286	04/28/2025	3195 GRANDE TR	SFA	GR1	FTG GH	06/13/2025	06/13/2025	P	DOUG
			GR1		FOU GH	06/18/2025	06/18/2025	P	DOUG
			GR1		WAT PBF	06/20/2025	06/20/2025	P	DRWEISS@DRHORTON.COM; MIKE: 847-385-8657
			GR1		PLU PBF	06/25/2025			DRWEISS@DRHORTON.COM
			GR1		UGE BC	06/30/2025	06/30/2025	P	DOUG
20250294	04/21/2025	752 GREENFIELD TURN	DCK	DCK	FIN BF	06/24/2025	06/24/2025	F	DECK -- THOMAS 630-485-1876 -- provide l
									ocks for pools
20250300	04/14/2025	1052 HOMESTEAD DR	DCK	DCK	FIN BC	06/09/2025	06/09/2025	F	PLEASE SEE INSPECTION SHEET

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20250301	04/28/2025	3096 GRANDE TR	PTO	PTO	PTO RA		06/10/2025	06/10/2025	P	ARTURO
20250302	04/30/2025	2616 SUTHERLAND CT	SFD	GR5	PLU PBF		06/03/2025	06/03/2025	P	AMEEKS@NVRINC.COM
				GR5	BG GH		06/03/2025	06/03/2025	P	MW
				GR5	STP GH		06/17/2025	06/17/2025	P	MW FRONT
				GR5	INS GH		06/27/2025	06/27/2025	P	KALIN
				GR5	RFR GH		06/25/2025	06/25/2025	F	
				GR5	REL GH		06/25/2025	06/25/2025	P	
				GR5	RMC GH		06/25/2025	06/25/2025	P	
				GR5	PLR PR		06/26/2025	06/26/2025	P	KTELLEZ@NVRINC.COM
				GR5	REI GH		06/26/2025	06/26/2025	P	ROUGH FRAMING --
20250303	04/28/2025	3511 RICHARDSON CIR	SFA	GR1	FOU GH		06/02/2025	06/02/2025	P	CHRIS
				GR1	ESW PBF		06/05/2025	06/05/2025	P	MIKE 847-385-8657
				GR1	PLU PBF		06/11/2025	06/11/2025	P	DRWEISS@DRHORTON.COM
				GR1	UGE BC		06/13/2025	06/13/2025	P	DOUG
				GR1	PPS GH		06/17/2025	06/17/2025	P	UPLAND
				GR1	PTO GH		06/17/2025	06/17/2025	P	
				GR1	GAR GH		06/17/2025	06/17/2025	P	
				GR1	STP GH		06/17/2025	06/17/2025	P	
20250304	04/28/2025	3513 RICHARDSON CIR	SFA	GR1	FOU GH		06/02/2025	06/02/2025	P	CHRIS
				GR1	ESW PBF		06/05/2025	06/05/2025	P	MIKE 847-385-8657
				GR1	PLU PBF		06/11/2025	06/11/2025	P	DRWEISS@DRHORTON.COM
				GR1	UGE BC		06/13/2025	06/13/2025	P	DOUG
				GR1	PPS GH		06/17/2025	06/17/2025	P	UPLAND
				GR1	PTO GH		06/17/2025	06/17/2025	P	
				GR1	GAR GH		06/17/2025	06/17/2025	P	
				GR1	STP GH		06/17/2025	06/17/2025	P	
20250305	04/28/2025	3515 RICHARDSON CIR	SFA	GR1	FOU GH		06/02/2025	06/02/2025	P	
				GR1	ESW PBF		06/05/2025	06/05/2025	P	MIKE 847-385-8657
				GR1	PLU PBF		06/11/2025	06/11/2025	P	DRWEISS@DRHORTON.COM

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			GR1		UGE BC	06/13/2025	06/13/2025	P	
									DOUG
			GR1		PPS GH	06/17/2025	06/17/2025	P	
									UPLAND
			GR1		PTO GH	06/17/2025	06/17/2025	P	
			GR1		GAR GH	06/17/2025	06/17/2025	P	
			GR1		STP GH	06/17/2025	06/17/2025	P	
20250306	04/28/2025	3517 RICHARDSON CIR	SFA		GR1 FOU GH	06/02/2025	06/02/2025	P	
									CHRIS
			GR1		ESW PBF	06/05/2025	06/05/2025	P	
									MIKE 847-385-8657
			GR1		PLU PBF	06/11/2025	06/11/2025	P	
									DRWEISS@DRHORTON.COM
			GR1		UGE BC	06/13/2025	06/13/2025	P	
									DOUG
			GR1		PPS GH	06/17/2025	06/17/2025	P	
									UPLAND
			GR1		PTO GH	06/17/2025	06/17/2025	P	
			GR1		GAR GH	06/17/2025	06/17/2025	P	
			GR1		STP GH	06/17/2025	06/17/2025	P	
20250310	04/16/2025	3987 SHOEGER DR	FNC		FNC PHF RA	06/25/2025	06/26/2025	P	
									TONY
			FNC		FIN RA	06/30/2025	06/30/2025	P	
									FENCE
20250319	04/16/2025	3035 GRANDE TR	DCK	DCK	FIN BC	06/05/2025	06/05/2025	F	
									CHRIS - RAIL NOT PROPERTLY SECURED AT T OP OF STAIR AND MIDDLE POST WEST SIDE
			DCK		REI BC	06/06/2025	06/06/2025	P	
20250338	04/17/2025	802 CAULFIELD PT	TRN	MSC	TRN BC	06/11/2025	06/11/2025	P	
									JEFF - 815-919-8023
20250341	05/02/2025	3161 JUSTICE DR	FNC	FNC	FIN RA	06/02/2025	06/02/2025	P	
									STEPHANIE 224-220-1042 -- PASS AS NOTED, GATE LOCK NEEDS ADJUSTMENT
20250344	04/16/2025	825 E VETERANS PKWY	FOU	BP1	FTG PR	06/04/2025			
									ALAN 815-693-5902 -- canceled
			BP1		FTG PR	06/05/2025	06/05/2025	P	
			BP1		FTG PR	06/06/2025	06/06/2025	P	
			BP1		FTG PR	06/09/2025			
									ALLEN
			BP1		FTG PR	06/10/2025	06/10/2025	P	
									ALLEN
			BP1		FTG PR	06/11/2025	06/11/2025	P	
									ALLEN
			BP1		FTG PR	06/12/2025	06/12/2025	P	
									ALLEN
			BP1		FTG PR	06/13/2025	06/13/2025	P	
									ALLEN
			BP1		PLU PR	06/09/2025	06/09/2025	P	
									MIKE 630-465-9938

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			GR1		PLU PBF	06/18/2025	06/18/2025	P	JFLAHERT@NVRINC.COM
			GR1		BG BF	06/20/2025	06/20/2025	P	KGARCIA@MIDWESTERNCONCRETE.COM
20250390	05/22/2025	731 ERICA LN	BDO		BLD PLU PBF	06/16/2025	06/16/2025	P	DAVE 847-875-1164
					BLD UGE PR	06/19/2025	06/19/2025	P	CASEY
					BLD PPS PR	06/19/2025	06/19/2025	P	
20250397	05/22/2025	3088 GRANDE TR	PTO		PTO PTO RA	06/10/2025	06/10/2025	P	JOHN
20250400	05/08/2025	2607 HATCH CT	SFD		GR5 WAT PBF	06/03/2025	06/03/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
					GR5 PLU PBF	06/10/2025	06/10/2025	P	AMEEKS@NVRINC.COM
					GR5 GPL GH	06/11/2025	06/11/2025	P	
					GR5 BSM GH	06/11/2025	06/11/2025	P	
									MW
					GR5 GAR GH	06/12/2025	06/12/2025	P	
20250404	05/02/2025	707 STATE ST	FNC		FNC PHF RA	06/16/2025	06/16/2025	P	MW
									MARIE 815-726-1127
					FNC FIN RA	06/18/2025	06/18/2025	F	FENCE -- MID NOT NAILED TO POST
20250405	06/09/2025	2082 SQUIRE CIR	PTO		PTO PTO RA	06/24/2025	06/24/2025	P	JOHN
20250406	05/09/2025	3109 REHBEHN CT	SHD		SHD PTO RA	06/10/2025	06/10/2025	P	shed pad william 630-812-8154
20250409	05/07/2025	822 WINDETT RIDGE RD	DCK		DCK PTO RA	06/10/2025	06/10/2025	P	CHRIS
					DCK PHD RA	06/10/2025	06/10/2025	P	
20250413	05/12/2025	4560 W MILLBROOK CIR	PTO		PTO PTO RA	06/26/2025	06/26/2025	P	GUS 331-717-8254
20250421	05/01/2025	1209 WALSH DR	DOR		WIN FIN BC	06/06/2025	06/06/2025	P	FRONT DOOR
20250422	05/05/2025	107 E CENTER ST	AGP		AGP BND BC	06/13/2025	06/13/2025	P	DOUG 815-494-2041
					AGP TRN BC	06/13/2025	06/13/2025	P	
20250424	05/15/2025	203 SPRUCE CT	MSC		MSC RFR BC	06/05/2025	06/05/2025	P	PORCH OVER DECK
					MSC REL BC	06/05/2025	06/05/2025	P	
					MSC FIN BC	06/30/2025	06/30/2025	P	MACHELLE 630-296-7663 EXT 1
					MSC FEL BC	06/30/2025	06/30/2025	F	CANNOT FIND BREAKERS OR SWITCHES FOR OUT DOOR ELECTRIC HEATERS
20250437	05/07/2025	2836 CRANSTON CIR	DCK		DCK RFR BF	06/20/2025	06/20/2025	P	Steven: 331-757-8521

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20250439	06/02/2025	664 W VETERANS PKWY	CCO	OCC	OCC BC		06/13/2025	06/13/2025	P	
20250440	05/09/2025	801 TERI LN	FNC	FNC	PHF RA		06/05/2025	06/05/2025	P	
				FNC	FIN RA		06/09/2025	06/09/2025	P	MARIA
										MIKE 630-841-4633
20250441	05/13/2025	2463 FAIRFAX WAY	DCK	DCK	PHD RA		06/06/2025	06/06/2025	P	
										CLEAN EDGE
				DCK	FTG BC		06/06/2025	06/06/2025	P	
				DCK	RFR PR		06/16/2025	06/16/2025	P	
										DECK -- CLEAN EDGE
				DCK	FIN PR		06/25/2025	06/25/2025	P	
										DECK -- CLEAN EDGE
20250442	05/07/2025	108 E KENDALL DR	FNC	FNC	PHF RA		06/09/2025	06/09/2025	P	
				FNC	FIN RA		06/11/2025	06/11/2025	P	TONY 630-406-8410
										FENCE
20250443	05/07/2025	2011 WREN RD	RPZ	RPZ	RPZ PR		06/19/2025	06/19/2025	P	
										LAWN SPRINKLERS -- DIANE 630-777-0252
20250444	05/07/2025	210 E SPRING ST	FNC	FNC	PHF RA		06/13/2025	06/13/2025	P	
										MIGUEL 815-570-7026
20250445	05/19/2025	4466 TAMPA DR	AGP	AGP	FIN BF		06/16/2025	06/16/2025	P	
										POOL -- SCOTT 630-915-1767
				AGP	MIS BF		06/16/2025	06/16/2025	P	
										POOL BARRIER
20250446	06/11/2025	862 TIMBER OAK LN	SFD	TRE	FTG BF		06/16/2025	06/16/2025	P	
										HLEONETTI@MIDWESTERNCONCRETE.COM
										MW
										MW
20250449	05/13/2025	206 W CENTER ST	MIS	MSC	FIN BC		06/03/2025	06/03/2025	P	
										FRONT PORCH
20250452	05/15/2025	4436 TAMPA DR	SOL	EPR	FIN BC		06/02/2025	06/02/2025	P	
										HUGO - 827-802-9419
20250453	05/16/2025	149 CLAREMONT CT	DCK	DCK	RFR BF		06/23/2025	06/23/2025	P	
										JACOB 630-631-2862
20250458	06/02/2025	406 MONTEREY ST	PTO	PTO	PTO RA		06/11/2025	06/11/2025	P	
										JOHN
20250460	05/15/2025	3109 REHBEHN CT	FNC	FNC	PHF RA		06/03/2025	06/03/2025	P	
										JAZLYN 224-220-1042
				FNC	FIN RA		06/06/2025	06/06/2025	P	
20250461	05/15/2025	3109 REHBEHN CT	DRV	DRV	PPS RA		06/10/2025	06/10/2025	P	
										WILLIAM 630-812-8154
20250462	05/14/2025	2811 MCMURTRIE COURT	TTR	MSC	ELS BC		06/05/2025	06/05/2025	P	
										PAUL - 630-417-5475
20250463	05/15/2025	121 CLAREMONT CT	PTO	PTO	PTO RA		06/11/2025	06/11/2025	P	
										south corner - not enough base and not a ll compacted - passing as long as two it ems are addressed

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20250464	05/27/2025	669 HAYDEN DR	DCK	DCK	RFR	BC	06/02/2025	06/02/2025	P	DECK -
			DCK	FIN	BC		06/10/2025	06/10/2025	P	DECK
20250465	05/14/2025	2651 GOULD CT	PTO	PTO	PTO	RA	06/19/2025	06/19/2025	P	MIGUEL 630-330-5262
20250480	05/15/2025	3151 JUSTICE DR	FNC	FNC	PHF	RA	06/19/2025	06/19/2025	P	JAZLYN
			FNC	FIN	RA		06/27/2025	06/27/2025	P	FENCE --
20250483	05/14/2025	494 E BARBERRY CIR	SOL	EPR	FIN	BF	06/12/2025			GUILLERMO 801-500-2398
			EPR	FEL	BF		06/12/2025			
20250484	05/30/2025	711 GREENFIELD TURN	FNC	FNC	PHF	RA	06/12/2025	06/12/2025	P	TONY 630-406-8410
			FNC	FIN	RA		06/13/2025	06/13/2025	P	FENCE
20250485	06/02/2025	3985 SHOEGER DR	PTO	PTO	PTO	RA	06/03/2025	06/03/2025	P	TRAVIS 630-688-4528
20250486	05/19/2025	503 W WASHINGTON ST	FNC	FNC	PHF	RA	06/16/2025	06/16/2025	P	MIGUEL 815-570-7026
20250487	05/27/2025	1427 ASPEN LN	DRV	DRV	PPS	RA	06/03/2025	06/03/2025	P	REBECCA 630-820-1624
20250488	05/21/2025	2615 HATCH CT	SFD	GR5	FOU	GH	06/02/2025	06/02/2025	P	MW
			GR5	WAT	PR		06/06/2025	06/06/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			GR5	PLU	PBF		06/13/2025	06/13/2025	P	AMEEKS@NVRINC.COM
			GR5	BG	BF		06/16/2025	06/16/2025	P	MGOLDSBORO@MIDWESTERNCONCRETE.COM --
			GR5	GPL	BF		06/23/2025	06/23/2025	P	KTELLEZ@NVRINC.COM
20250489	05/21/2025	2623 SUTHERLAND CT	SFD	GR5	FTG	GH	06/06/2025	06/06/2025	P	MW
			GR5	FOU	GH		06/09/2025	06/09/2025	P	MW
			GR5	WAT	PBF		06/13/2025			FAMILYSEWEROFFICE@YAHOO.COM
			GR5	BKF	GH		06/13/2025	06/13/2025	P	HLEONETTI@MIDWESTERNCONCRETE.COM
			GR5	PLU	PBF		06/16/2025	06/16/2025	P	AMEEKS@NVRINC.COM
			GR5	BG	GH		06/17/2025	06/17/2025	P	MW
			GR5	GPL	GH		06/26/2025	06/26/2025	P	KALIN
20250491	05/15/2025	206 W CENTER ST	FNC	FNC	PHF	RA	06/02/2025	06/02/2025	P	RAFAEL 630-401-1883

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20250493	05/14/2025	568 WINDETT RIDGE RD	DCK	DCK	FIN BC	06/04/2025	06/04/2025	F	
			DCK	REI	BC	06/10/2025	06/10/2025	P	INSTALL DECK LATERAL LOAD RESTRAINTS
									DECK
20250499	05/23/2025	2635 KELLOGG CT	SWK	WKS	FIN RA	06/24/2025	06/24/2025	P	PAVER SIDEWALK -- ELLIE 331-223-1977
20250505	06/04/2025	278 WALSH CIR	WIN	WIN	FIN BC	06/10/2025	06/10/2025	P	WINDOWS -- RANDY 708-466-1124
20250506	06/03/2025	2401 ALAN DALE LN	SFD	WHM	FTG BC	06/09/2025	06/09/2025	P	MW
			WHM	FOU	GH	06/11/2025	06/10/2025	P	MW
			WHM	BKF	GH	06/13/2025	06/13/2025	P	
			WHM	ESW	PBF	06/17/2025	06/17/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			WHM	PLU	PBF	06/24/2025	06/24/2025	P	JOHN.JUSKA@LENNAR.COM
			WHM	ELS	BF	06/24/2025	06/24/2025	P	JOHN 224-268-6260
20250507	06/03/2025	2346 SUMAC DR	SFD	WHM	FTG GH	06/06/2025	06/06/2025	P	MW
			WHM	FOU	GH	06/10/2025	06/10/2025	P	MW
			WHM	BKF	GH	06/13/2025	06/13/2025	P	MW
			WHM	ESW	PBF	06/16/2025			FAMILYSEWEROFFICE@YAHOO.COM
			WHM	PLU	PBF	06/24/2025	06/24/2025	P	JOHN.JUSKA@LENNAR.COM
			WHM	ELS	BF	06/24/2025	06/24/2025	P	JOHN
			WHM	BSM	GH	06/26/2025	06/26/2025	P	MW
			WHM	GAR	GH	06/26/2025	06/26/2025	P	MW
20250508	06/03/2025	2348 SUMAC DR	SFD	WHM	FTG GH	06/06/2025	06/06/2025	P	MW
			WHM	FOU	GH	06/10/2025	06/10/2025	P	MW
			WHM	BKF	GH	06/13/2025	06/13/2025	P	MW
			WHM	ESW	PBF	06/17/2025	06/17/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			WHM	PLU	PBF	06/24/2025	06/24/2025	P	JOHN.JUSKA@LENNAR.COM
			WHM	ELS	BF	06/24/2025	06/24/2025	P	JOHN 224-268-6260
			WHM	BSM	GH	06/26/2025	06/26/2025	P	MW

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			WHM		GAR	GH	06/26/2025	06/26/2025	P	
20250509	06/03/2025	2342 SUMAC DR	SFD		WHM	FTG GH	06/06/2025	06/06/2025	P	MW
			WHM		FOU	GH	06/09/2025	06/09/2025	P	
			WHM		BKF	GH	06/13/2025	06/13/2025	P	MW
			WHM		ESW	PBF	06/16/2025	06/16/2025	P	
			WHM		PLU	PBF	06/24/2025	06/24/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			WHM		ELS	BF	06/24/2025	06/24/2025	P	JOHN.JUSKA@LENNAR.COM
			WHM		BSM	GH	06/26/2025	06/26/2025	P	JOHN 224-268-6260
			WHM		GAR	GH	06/26/2025	06/26/2025	P	MW
20250514	05/27/2025	2935 GRANDE TR	FNC		FNC	PHF RA	06/12/2025			MW
			FNC		FIN	RA	06/16/2025	06/16/2025	P	JAZLYN
20250517	06/02/2025	333 PENSACOLA ST	PTO		PTO	PTO RA	06/27/2025	06/27/2025	P	FENCE
20250521	05/27/2025	420 MONTEREY ST	FNC		FNC	PHF RA	06/20/2025	06/20/2025	P	
20250523	06/23/2025	2904 MCLELLAN BLVD	PTO		PTO	PTO RA	06/25/2025	06/25/2025	P	ARISSA
20250524	06/09/2025	471 BISCAYNE LN	PTO		PTO	PTO RA	06/11/2025	06/11/2025	P	
20250526	05/29/2025	2220 HEARTHSTONE AVE	WIN		WIN	FIN GH	06/27/2025	06/27/2025	P	JUSTIN 331-643-8738
										DOORS -- FRONT AND BACK -- CHANTEL 773-957-3525
20250527	05/28/2025	3183 MATLOCK DR	FNC		FNC	PHF RA	06/18/2025	06/18/2025	P	
20250530	06/02/2025	408 E SPRING ST	PTO		DRV	PPS RA	06/17/2025	06/17/2025	P	SHERRIE 815-253-2752
20250535	05/30/2025	2867 OLD GLORY DR	PTO		PTO	PTO RA	06/10/2025	06/10/2025	P	JOHN
20250538	06/03/2025	308 E RIDGE ST	SHD		SHD	FIN GH	06/17/2025	06/17/2025	P	
20250539	05/30/2025	3083 CONSTITUTION WAY	PRG		PRG	FIN BC	06/12/2025	06/12/2025	P	SHED -- JAMIE 630-329-9608
										PERGOLA
20250543	05/27/2025	1412 ASPEN LANE	PTO		PTO	PTO RA	06/18/2025			
20250548	06/18/2025	2909 GRANDE TR	PTO		PTO	PTO RA	06/19/2025	06/19/2025	P	CLEMENTE - 630-439-6537
20250553	05/30/2025	3101 JETER CT	DCK		DCK	PHD BC	06/09/2025	06/09/2025	P	MID MORNING
			DCK		DCK	RFR BC	06/13/2025	06/13/2025	P	
			DCK		FIN	BF	06/23/2025	06/23/2025	F	DENNIS 630-688-6539
										DECK -- DENNIS 630-688-6539 --

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			DCK		REI	BF	06/24/2025	06/24/2025	P	
20250555		3358 GABRIEL DR	PTO	PTO	PTO	RA	06/25/2025	06/25/2025	P	FINAL DECK -- DENNIS 630-688-6539
20250559	05/30/2025	1282 TAUS CIR	SDW	WKS	PPS	RA	06/06/2025	06/06/2025	P	
20250561	05/27/2025	2092 RAINTREE RD	ROF	ROF	ROF	RA	06/05/2025	06/05/2025	P	PUBLIC WALK -- BATCH TICKET RECEIVED.
20250562	05/28/2025	1674 WALSH DR	WIN	WIN	FIN	GH	06/18/2025	06/18/2025	P	JOSEPH JAMES
20250563	06/04/2025	508 CENTER PKWY	MSC	BP1	PPS	GH	06/17/2025	06/17/2025	P	KATRINA 630-355-0002
				BP1	PPS	GH	06/18/2025	06/18/2025	P	CONCRETE SLAB -- FRANK
20250564	06/09/2025	2755 ROYAL CT	DRV	DRV	FIN	RA	06/24/2025	06/24/2025	P	LATE AM
										DRIVE WAY RIBBONS -- PAVERS -- ELLIE 331-223-1977
20250566	06/09/2025	761 ASH CT	PTO	PTO	FIN	RA	06/24/2025	06/24/2025	P	PAVER PATIO -- 331-223-1977
20250570	06/13/2025	2173 KINGSMILL ST	WIN	WIN	FIN	GH	06/25/2025	06/25/2025	P	WINDOWS -- JEN
20250571	06/02/2025	401 E KENDALL DR	FNC	FNC	PHF	RA	06/03/2025	06/03/2025	F	JACK
				FNC	PHF	RA	06/10/2025	06/10/2025	P	JACK
20250573	06/02/2025	868 PURCELL ST	WIN	WIN	FIN	GH	06/27/2025	06/27/2025	P	WINDOWS
20250578	05/30/2025	141 CLAREMONT COURT	ROF	ROF	ROF	RA	06/05/2025	06/05/2025	F	JOHN 630-881-7106 NO ONE AT HO USE PRESENT
				ROF	ROF	RA	06/10/2025	06/10/2025	P	JOHN - 630-881-7106
20250582	06/11/2025	852 TIMBER OAK LANE	SFD	TRE	FTG	BF	06/16/2025	06/16/2025	P	HLEONETTI@MIDWESTERNCONCRETE.COM
				TRE	FOU	BF	06/23/2025	06/23/2025	P	KGARCIA@MIDWESTERNCONCRETE.COM
				TRE	BKF	GH	06/30/2025	06/30/2025	P	MW
20250585	06/03/2025	632 WINDETT RIDGE RD	SID	SID	FIN	BF	06/16/2025	06/16/2025	P	SIDING -- ANGEL
20250589	05/30/2025	801 S MAIN ST	ROF	ROF	ROF	RA	06/03/2025	06/03/2025	P	RUBEN TTLIC
20250593	06/10/2025	431 BISCAYNE LN	FNC	FNC	PHF	RA	06/24/2025	06/24/2025	P	SHERRY 815-836-8731
20250594	06/09/2025	762 KENTSHIRE DR	FNC	FNC	PHF	RA	06/17/2025	06/17/2025	P	
				FNC	FIN	RA	06/19/2025	06/19/2025	P	FENCE
20250598	06/16/2025	601 ASH CT	DCK	DCK	PHD	RA	06/18/2025	06/18/2025	P	NOAH 312-618-7112

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					DCK	RFR GH	06/25/2025	06/25/2025	P	
20250601	06/13/2025	3397 GABRIEL DR	PTO	PTO	PTO RA		06/25/2025			DECK-- 312-618-7112
20250604	06/12/2025	2601 SEELEY ST	PTO	PTO	PTO RA		06/13/2025	06/13/2025	P	BO - 630-669-9965
20250607	06/09/2025	1334 CHESTNUT CIR	FNC	FNC	PHF RA		06/30/2025	06/30/2025	P	JOHN -- TRUCK/MACHINE LEAKING OIL
20250609	06/09/2025	348 BERTRAM DR	ROF	ROF	ROF RA		06/20/2025	06/20/2025	P	MIGUEL 815-570-7026
20250615	06/04/2025	2182 BURR CT	ROF	ROF	ROF RA		06/19/2025	06/19/2025	P	gambino -
20250617	06/09/2025	3088 CONSTITUTION WAY	FNC	FNC	PHF RA		06/10/2025	06/10/2025	P	MARTHA
20250618	06/05/2025	708 CLOVER CT	ROF	ROF	ROF RA		06/19/2025	06/19/2025	P	MIGUEL - 630-701-0592
20250619	06/23/2025	801 ALEXANDRA LN	ADD	BLD	PHD RA		06/27/2025	06/27/2025	P	CARRIE 630-844-2553 EX103
20250621	06/11/2025	302 RYAN CT	PTO	PTO	PTO RA		06/18/2025	06/18/2025	P	BRETT 630-815-4310
20250627	06/06/2025	871 PARKSIDE LN	ROF	ROF	ROF RA		06/12/2025	06/12/2025	P	GALDEZ 224-497-0217
20250628	06/11/2025	204 BEAVER ST	ROF	ROF	FIN RA		06/24/2025			RYAN 815-483-9640
20250629	06/09/2025	2623 MCLELLAN BLVD	ROF	ROF	ROF RA		06/12/2025	06/12/2025	P	FLAT ROOF
20250630		304 E MAIN ST	ROF	ROF	ROF RA		06/11/2025			JOHN 630-881-7106
20250633	06/16/2025	207 STATE ST	AGP	AGP	TRN GH		06/27/2025	06/27/2025	P	JOHN - 630-881-7106
20250643	06/17/2025	2929 ALDEN AVE	FNC	FNC	PHF RA		06/18/2025	06/18/2025	P	BRENT 630-677-2717
20250645	06/11/2025	109 S BRIDGE ST	CCO	OCC	OCC PR		06/20/2025	06/20/2025	P	MIGUEL 630-701-0592
				OCC	OCC BKF		06/20/2025	06/20/2025	F	
20250647	06/19/2025	3029 CONSTITUTION WAY	FNC	FNC	PHF RA		06/24/2025	06/24/2025	P	AS NOTED
20250649	06/09/2025	762 KENTSHIRE DR.	AGP	AGP	BND BF		06/23/2025	06/23/2025	P	AMERICAS BACKYARD 815-834-1200
20250663	06/16/2025	404 CENTER PKWY	ROF	ROF	ROF RA		06/20/2025	06/20/2025	P	POOL BOND CHESTER - 708-218-8478
20250680	06/13/2025	611 ANDREA CT	PTO	PTO	PTO RA		06/19/2025	06/19/2025	P	
20250681	06/16/2025	405 E MAIN ST	SEW	BLD	FIN PR		06/16/2025	06/16/2025	P	EARLY AM
20250684	06/16/2025	2332 WINTERTHUR GREEN	ROF	ROF	ROF RA		06/20/2025	06/20/2025	P	SEWER REPAIR -- KURTIS 630-514-2190
20250696	06/16/2025	208 E KENDALL DR	ROF	ROF	ROF RA		06/17/2025	06/17/2025	F	
										PICTURE OF SUNROOM ICE AND WATER NEVER SENT

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20250700	06/24/2025	107 CENTER PKWY	DCK	DCK	PHD	RA	06/25/2025	06/25/2025	P	DOUG -
20250702	06/23/2025	YORK MEADOWS APARTMENTS	MIS	MSC	WK	RA	06/20/2025	06/20/2025	P	WALKS THROUGHOUT YORK MEADOWS APARTMENTS
20250718	06/25/2025	772 GREENFIELD TURN	ROF	ROF	ROF	RA	06/30/2025	06/30/2025	P	JOHN - 630-201-5647

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PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS

PERMIT TYPE SUMMARY:		ACC	ACCESSORY BUILDING			2				
		ADD	ADDITION			1				
		AGP	ABOVE-GROUND POOL			7				
		BDO	COMMERCIAL BUILD-OUT			3				
		BSM	BASEMENT REMODEL			17				
		CCO	COMMERCIAL OCCUPANCY PERMIT			3				
		COM	COMMERCIAL BUILDING			17				
		CRM	COMMERCIAL REMODEL			5				
		DCK	DECK			26				
		DOR	DOOR			1				
		DRV	DRIVEWAY			3				
		FNC	FENCE			38				
		FOU	FOUNDATION			22				
		MF	MULTI-FAMILY (APARTMENT/CONDO)			1				
		MIS	MISCELLANEOUS			3				
		MSC	MISCELLANEOUS			8				
		PRG	PERGOLA			1				
		PTO	PATIO / PAVERS			25				
		REP	REPAIR			2				
		ROF	ROOFING			16				
		RPZ	RPZ - BACKFLOW PREVENTION			1				
		SDW	SIDEWALK			1				
		SEW	SANITARY SEWER LINE			1				
		SFA	SINGLE-FAMILY ATTACHED			179				
		SFD	SINGLE-FAMILY DETACHED			277				
		SHD	SHED/ACCESSORY BUILDING			2				
		SID	SIDING			1				
		SOL	SOLAR PANELS			3				
		SWK	PRIVATE SIDEWALK			2				
		TRN	TRENCH FOR GAS OR ELEC			1				
		TTR	TEMPORARY TRAILER			1				
		WIN	WINDOW REPLACEMENT			6				
INSPECTION SUMMARY:		ADA	ADA ACCESSIBLE WALK WAY			4				
		BG	BASEMENT AND GARAGE FLOOR			5				
		BKF	BACKFILL			9				
		BND	POOL BONDING			2				
		BSM	BASEMENT FLOOR			6				
		EDA	DRIVEWAY, APRON			1				
		EFL	ENGINEERING FINAL SITE			38				
		ELE	ELECTRIC SERVICE			1				
		ELS	ELECTRIC SERVICE			26				
		ELU	ELECTRICAL - UNDERSLAB			1				
		EPW	PUBLIC WALK			5				
		ESW	SEWER / WATER			9				
		FEL	FINAL ELECTRIC			23				
		FIN	FINAL INSPECTION			67				

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
		FMC			FINAL MECHANICAL		21			
		FOU			FOUNDATION		20			
		FTG			FOOTING		36			
		GAR			GARAGE FLOOR		14			
		GPL			GREEN PLATE INSPECTION		6			
		INS			INSULATION		25			
		MIS			MISCELLANEOUS		1			
		OCC			OCCUPANCY INSPECTION		9			
		PHD			POST HOLE - DECK		6			
		PHF			POST HOLE - FENCE		23			
		PLF			PLUMBING - FINAL OSR READY		21			
		PLR			PLUMBING - ROUGH		28			
		PLU			PLUMBING - UNDERSLAB		28			
		PPS			PRE-POUR, SLAB ON GRADE		18			
		PTO			PREPOUR BASE FOR PATIO		34			
		REI			REINSPECTION		13			
		REL			ROUGH ELECTRICAL		29			
		RFR			ROUGH FRAMING RESCHECK SFD SFA		39			
		RMC			ROUGH MECHANICAL		29			
		ROF			ROOF UNDERLAYMENT ICE & WATER		15			
		RPZ			PLUMBING - RPZ VALVE		1			
		STP			STOOPS		20			
		TRN			TRENCH - (GAS, ELECTRIC, ETC)		3			
		UGE			UNDERGROUND ELECTRIC		11			
		WAT			WATER		10			
		WK			SERVICE WALK		7			
		WKS			PUBLIC & SERVICE WALKS		12			
INSPECTOR SUMMARY:										
		BC			BOB CREADEUR		96			
		BF			B&F INSPECTOR CODE SERVICE		77			
		BKF			BRISTOL KENDALL FIRE DEPT		7			
		GH			GINA HASTINGS		204			
		GS			GEORGE STEFFENS		43			
		PBF			PLUMBER		79			
		PR			PETER RATOS		73			
		RA			AARON ROSA		97			
STATUS SUMMARY:										
	A	PR					2			
	A	RA					2			
	C	BC					12			
	C	BF					12			
	C	BKF					2			
	C	GH					37			
	C	GS					28			
	C	PBF					9			
	C	PR					14			

INSPECTIONS SCHEDULED FROM 06/01/2025 TO 06/30/2025

PERMIT #	ISSUE DATE	LOCATION	INSPECTION TYPE	FEE	CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
		C RA				21				
		I BC				84				
		I BF				65				
		I BKF				5				
		I GH				167				
		I GS				10				
		I PBF				70				
		I PR				57				
		I RA				74				
		T GS				5				

REPORT SUMMARY: 676



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

EDC 2025-56

Agenda Item Summary Memo

Title: Property Maintenance Report for June 2025

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date July 1, 2025
Subject: June 2025 Property Maintenance

Property Maintenance Report June 2025

There was 1 case heard in June 2025:

6-16-2025

N 5845 555 Bluestem Dr Weeds and Grass Fined \$4,200.00



Case Report

06/01/2025 - 06/30/2025

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20250139	6/30/2025	721 BLACKBERRY SHORE LN	Grass	PENDING							
20250138	6/30/2025	2700 Eldamain Rd	Grass	PENDING							
20250137	6/25/2025	431 San Diego Ln.	Grass	IN VIOLATION							
20250136	6/25/2025	3327 Gabriel Dr.	Grass	IN VIOLATION					6/25/2025		
20250135	6/25/2025	3328 Jonathan Dr	Grass	IN VIOLATION					6/25/2025		
20250134	6/25/2025	2820 Cryder Way	Grass	CLOSED		COMPLIANT			6/25/2025		
20250133	6/25/2025	2831 Rood St	Grass	CLOSED		COMPLIANT			6/25/2025		
20250132	6/25/2025	2162 Henning Ln,	Grass	CLOSED		COMPLIANT			6/25/2025		
20250131	6/25/2025	2192 Henning Ln.	Grass	CLOSED		COMPLIANT			6/25/2025		
20250130	6/25/2025	2920 Old Glory Dr.	Grass	IN VIOLATION					6/25/2025		
20250129	6/25/2025	2976 Old Glory Dr.	Grass	IN VIOLATION					6/25/2025		
20250128	6/25/2025	2261 Cryder Ct	Grass	PENDING					6/25/2025		
20250127	6/25/2025	2262 Cryder Ct	Grass	CLOSED		COMPLIANT			6/25/2025		
20250126	6/25/2025	1405 Violet Ct.	Light Shining into Yard	TO BE INSPECTED							
20250125	6/24/2025	123 Palmer Ct	Sidewalk Obstruction	CLOSED		COMPLIANT					
20250124	6/23/2025	555 Bluestem	Grass/Weeds Height	IN VIOLATION		IN VIOLATION	6/23/2025	8/4/2025	4/29/2025		
20250123	6/20/2025	2185 Henning Ln	Gravel In Roadway	CLOSED							

20250122	6/20/2025	207 W Hydraulic Ave Unit 5	Work No Permit	IN VIOLATION					6/20/2025		
20250121	6/19/2025	405 E Spring St	Sidewalk Obstruction	CLOSED			COMPLIANT				
20250120	6/19/2025	2872 Cryder Way	Builder Using Lot Owners Property	CLOSED							
20250119	6/19/2025	506 W Hydraulic	Debris Outside Dumpster	IN VIOLATION							
20250118	6/19/2025	503 Colton St	Pool	CLOSED							
20250117	6/19/2025	306-308 Mulhern Ct	Work No Permit	CLOSED			COMPLIANT				
20250116	6/19/2025	664 W Veterans Pkwy	Store Signage No Permit	PENDING							
20250115	6/19/2025	403 E Spring St	Sidewalk Obstruction	CLOSED			COMPLIANT				
20250114	6/19/2025	403 E Spring St	Weeds/Grass	CLOSED			COMPLIANT				
20250113	6/16/2025	2161 Country Hills Dr	Grass	CLOSED			COMPLIANT				
20250112	6/16/2025	302 Center Pkwy	Grass	IN VIOLATION	6/23/2025		IN VIOLATION				
20250111	6/16/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250110	6/16/2025	2204 Fairfax Way	Grass	CLOSED			COMPLIANT				
20250109	6/13/2025	406 Heustis St	Peeling Paint	PENDING							
20250108	6/13/2025	406 Heustis St	Grass	CLOSED							
20250107	6/11/2025	1342 Market Place Dr. 4114	MOLD	CLOSED							
20250106	6/9/2025	1115 S Bridge St	Grass	CLOSED			COMPLIANT		6/9/2025		
20250105	6/10/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250104	6/10/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250103	6/10/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250102	6/10/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250101	6/10/2025	Hydraulic/Morgan Rally Home LOT	Grass	CLOSED	6/10/2025		COMPLIANT				
20250100	6/10/2025	1077 Hampton Ln	Railing	CLOSED			COMPLIANT				
20250099	6/9/2025	Hydraulic/Morgan	Grass	CLOSED	6/10/2025		COMPLIANT				
20250098	6/9/2025	Downtown Hill	Grass	CLOSED							
20250097	6/6/2025	234 E Veterans Park Way	Dead Tree	CLOSED	6/13/2025		COMPLIANT				
20250096	6/6/2025	842 HEARTLAND DR	Discharge /Smell	CLOSED			COMPLIANT				
20250095	6/5/2025	998 White Plains	Pool	CLOSED			COMPLIANT				

		Lane									
20250094	6/5/2025	1077 Hampton Ln	Grass	CLOSED		COMPLIANT					
20250093	6/4/2025	1991 S Bridge St	Grass	CLOSED		COMPLIANT			6/4/2025		
20250092	6/3/2025	846 Edward Ln.	Grass	CLOSED		COMPLIANT					
20250091	6/2/2025	2276 Berry Wood Ln.	Grass	CLOSED		COMPLIANT					
20250090	6/2/2025	1405 Violet Cir.	Grass	CLOSED		COMPLIANT					
20250089	6/2/2025	1554 Coral	Grass	CLOSED							

Total Records: 51

7/1/2025



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

EDC 2025-57

Agenda Item Summary Memo

Title: Economic Development Report for July 2025

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151

Monthly Report – August 2025 EDC Meeting - The United City of Yorkville

July 2025 Activity New Development:

- **Focus Ageless – 8721 Route 126:** **Focus Ageless** is a premier medical spa founded by owner **Tamara Baird**, a Board Certified Family Nurse Practitioner with over 18 years of medical expertise. Tamara holds additional certifications in advanced hormone replacement therapy and training from the American Academy of Facial Esthetics. Focus Ageless offers a variety of services, including PDO threads, bioidentical hormone replacement therapy (BHRT), laser hair and tattoo removal, Botox fillers, and men's health services, with a focus on prioritizing exceptional patient care. The practice, which previously operated at Harmony Aesthetics, will open the new 900-square-foot facility at 8721 Route 126 in Yorkville in August 2025. For a comprehensive list of services, visit <https://www.focusageless.com/>.
- **La Michoacana Sweet Bliss – 312 E Veterans Pkwy – Yorkville Marketplace:** A Yorkville favorite, **La Michoacana Sweet Bliss** will be relocating to the 1,400-square-foot space at 312 Veterans Pkwy in Yorkville Marketplace. Owner **Deanna Moreno** has been serving up a variety of treats in Yorkville for many years, with a thoughtful menu featuring savory and sweet options – most notably their homemade ice cream. Deanna is looking forward to showcasing the new shop. La Michoacana will close their current location in August and plans to reopen in the new space late summer 2025.
- **Buffalo Wild Wings GO – 1228 N Bridge St – Yorkville Marketplace:** Established in Ohio in 1982, Buffalo Wild Wings' popular sports bar-style restaurant chain has grown into a franchise with over 1,180 locations globally, including one location in all 50 states. Buffalo Wild Wings introduced the **Buffalo Wild Wings GO** concept in 2020, offering a modern alternative to the traditional sit-down restaurant model. This concept specializes in takeout and delivery, offering a streamlined menu of popular menu items like wings, tenders, and fries, with a focus on speed and convenience. **Nick Patel**, franchise location owner with three successful current locations, is set to open Buffalo Wild Wings GO in the 1,182 square foot space at 1228 N Bridge St, currently occupied by La Michoacana Sweet Bliss. Grab your Buffalo Wild Wings favorites at this location in the fall of 2025.
- **Verlo Mattress Factory – 98 E Schoolhouse Rd – Cozy Corner:** **Jeff Hirner** is opening his second **Verlo Mattress Factory** franchise location in the 3,000 square foot showroom and retail space at 98 E Schoolhouse Rd in Cozy Corner, previously the site of Scrap Cabana. Jeff currently operates a 9,000 square foot Verlo Mattress Factory in St. Charles, where the mattresses will be built for the Yorkville location. Verlo Mattress Factory, founded in 1958, specializes in crafting mattresses direct-to-consumer with options for custom specifications. Each mattress is individually built-to-order using American-sourced materials and comes with a lifetime comfort guarantee. The Yorkville location will showcase mattresses manufactured in St. Charles and offer on-site customization services. Additionally, Verlo provides in-home mattress adjustment services, enhancing customer satisfaction across its more than 30 showrooms nationwide. Jeff plans to open Verlo Mattress Factory in early fall 2025. Learn more on their website at <https://stores.verlo.com/verlo-mattress-of-yorkville-il/>.

July 2025 Previously Reported Updates:

- **Columbia Chutes – 210 Beaver St:** **John Dombek**, owner of **Columbia Chutes**, is looking to close in July 2025 on the 14,400 square foot building formerly occupied by Hofmann Fluid Power. **Alan Halleck** is championing the project to bring Columbia Chutes from Rockdale to Yorkville, and he is eager to see this transition come to fruition. When fully operational, Columbia Chutes expects to have a team of approximately 20 professionals on-site. Columbia Chutes LLC is a leader in providing expert solutions for linen and rubbish chutes, offering a wide range of products, including customized doors, control panels, and accessories. The company specializes in manufacturing and customizing chute systems to meet specific needs for each client by providing innovative and reliable chute solutions. To learn more about products and services offered by Columbia Chutes, visit their website at <https://columbiachutes.com/>.
- **Lola's Handcrafted Churros – 634 W Veterans Pkwy, Unit F – Cannonball Run:** Get ready to enjoy an authentic Mexican favorite with a playful, modern twist! **Mayra Serna**, owner of **Lola's Handcrafted Churros**, is excited to be coming to Yorkville. Lola's will be taking over the 1,800 square foot location, formerly occupied by Salsa Verde. This will be Mayra's second location. Explore a variety of unique flavor combinations like Biscoff cookie butter, s'mores, and matcha fruity pebbles – all available as sundaes. The beautiful presentation has made Lola's Handcrafted Churros a hit on social media

and landed her a feature on NBC's Chicago Today. Lola's Handcrafted Churros plans to be open late Summer 2025, but if you can't wait to get a taste, you can visit her original location in Lisle now. View the menu at <https://www.lolachurros.com/>.

- **ServiceMaster of Kendall County and Merry Maids – 720 N Bridge St, Suite B – Bridge Street Professional Center:** Owner **David Clark** is bringing **ServiceMaster of Kendall County's** main office back to Yorkville after 30 years. ServiceMaster and Merry Maids will now occupy the 1,050 square foot space at 720 N. Bridge St., recently vacated by J&E Restoration. David is the owner of ServiceMaster of Kane, Kendall, and Will Counties, and plans to keep his Aurora office location open. ServiceMaster Restore will offer both residential and commercial restoration services for water, fire, smoke, weather, and odor damage, and mold remediation services, to help businesses get back to work and homeowners restore their homes to pre-loss conditions. ServiceMaster was founded in 1929 and has grown into a world-class company composed of family brands that provide residential and commercial services to over 5 million customers annually. Under the ServiceMaster flagship, Merry Maids will also operate out of the new Bridge Street location. Merry Maids provides custom residential cleaning services designed to restore balance to their clients' lives by taking care of their homes. For additional details and information about all services offered, visit their website at <https://www.servicemasterrestore.com/servicemaster-of-kendall-county/>. ServiceMaster of Kendall County and Merry Maids will be opening in August 2025.
- **Home Run Hot Dogs & Lemonade – 109 N Bridge St – Riverside Plaza:** Family-owned and operated, **Home Run Hot Dogs & Lemonade** is taking over the 748 square foot space at Riverside Plaza, formerly Iconic Coffee. This will be their first brick-and-mortar location, boasting a Wrigley Field-themed interior and a menu lineup of Vienna Beef hot dogs, burgers, Polish Sausage and Italian beef, and fresh-squeezed lemonade. Renovations are also set to include a pass-through window to allow patrons to order and enjoy their meal from inside Fox Republic Brewing. Owner **Joseph Orto** and his family opened Home Run Hot Dogs & Lemonade in February of 2021. The Ortos have a current location inside the concession stand at Blackberry Farm in Aurora and operated previous temporary locations at several local antique markets, Stuart's Sports Complex, and the Batavia Boardwalk shops in 2024. Look for Home Run Hot Dogs & Lemonade to open in Summer 2025. Stay up to date with all their offerings on their website by visiting <https://www.homerunhotdogs.net/>. The grand opening was held on July 6, 2025.
- **Italian Soda House – 600 E Veterans Pkwy:** Owners **Michael LaPidus** and **Robert Taft** are bringing a taste of Italy to Yorkville. The 5,476 square foot space, formerly Silver Fox, is undergoing an ambitious transformation that will surprise and delight diners with a unique experience. With an atmosphere full of charm and a little whimsy, the **Italian Soda House** will be a jewel in Yorkville's blossoming boutique restaurant scene, offering an approachable, affordable luxury dining experience. Italian Soda House will feature a menu created by owner and two-time Michelin Bib Gourmand Restaurateur, Michael LaPidus, filled with classic Italian favorites and adventurous new offerings made from fresh, high-end ingredients, authentic gelato, and an Italian soda bar. Target opening is late Summer 2025.
- **We Rock the Spectrum Kid's Gym – 1435 Cannonball Trail – Courthouse Square:** **Amy and James Allen**, owners of **We Rock the Spectrum** in Shorewood, are opening a new location in Courthouse Square at 1435 Cannonball Trail. This 5,476 square foot space has been vacant since Dollar General closed. We Rock the Spectrum Kid's Gym is a franchised play space that caters to families with children of all abilities, with special considerations for those with sensory processing disorders, and provides a space with specially designed sensory play equipment to allow individuals of all ability levels to play and grow together. More information about their inclusive philosophy can be found on their website at <https://www.werockthespectrumyorkville.com/>. Grand opening is scheduled for August 9, 2025.
- **America's Best – 935 Erica Ln – Kendall Marketplace:** National retailer **America's Best** will occupy the 4315 square foot space at 935 Erica Ln in Kendall Marketplace. America's Best has over 1000 locations across 31 states. The brand continues to grow as a trusted provider of quality eye care and eyewear, with a focus on affordability. This space has been vacant since Dots retail store closed and is currently undergoing renovations to create two general consultation rooms and one contact fitting space, along with a generous display area for designer frames. The target opening for America's Best is early Fall 2025.
- **Dhuse Chiropractic – 1625 Wing Rd:** Yorkville's own **Dr. Kyle Dhuse** has relocated his chiropractic office, **Dhuse Chiropractic**, to the approximately 1500 square foot location at 1625 Wing Rd. Dr. Dhuse is proud to continue serving the community he grew up in and the surrounding area by providing convenient and affordable chiropractic care. Dr. Dhuse's practice focuses on treatments that emphasize rehabilitation and exercise, specializing in the care of patients ranging from adolescents to the elderly. Dhuse Chiropractic opened at the new location in July 2025.
- **Reds Sports Training Facility – 801 Prairie Pointe Dr:** The Reds Baseball & Softball Academy is proud to announce the launch of its groundbreaking 21,000 sq ft. **Reds Sports Training Facility**, a game-changer for the Yorkville, IL community. As the first of its kind in the area, this state-of-the-art facility will offer comprehensive training and development programs for athletes aged 8U to 18U. By equipping young athletes with the skills and resources needed to excel, the facility is poised to have a lasting positive impact on the community. It aims to elevate the performance of both baseball & softball high school teams, fostering both individual and team success. Additionally, the facility will offer public

programs like coaching and player clinics, winter programs, cage & turf rentals, and more. The new training center will not only nurture athletic talent but also instill values of dedication, teamwork, and discipline, creating a legacy of excellence for generations to come. The construction crew broke ground for the facility on July 18, 2025. Anticipated opening is in Fall 2025.

- **Salsa Verde – 1508 N Bridge St:** Yorkville’s own **Arechiga Family** is relocating and expanding their **Salsa Verde Restaurant** to the former Arby’s location on Route 47. The new space is approximately 3,200 square feet and includes a drive-up. Their original location was 1,800 square feet. Salsa Verde prides itself in redefining the concept of modern, fast-casual food by proudly serving delicious dishes prepared from authentic Mexican recipes in a friendly, vibrant environment. The Grand Opening has been announced for the new location! Salsa Verde will be open at 10:00am on August 13, 2025, at the 1508 N Bridge St address. The first 100 customers on August 13th will receive a \$20 Salsa Verde gift card!
- **JEMS2 Property Management – 904 S. Bridge St:** Yorkville resident **Michael Holzer** is constructing a new building at 904 S. Bridge St. Once complete, the new 2,100 square foot building will house the **Brenda Holzer Memorial Foundation** and will look to open late 2025. Additional information about the foundation can be found by visiting their website at www.bhmemorialfoundation.org.
- **Nothing Bundt Cakes – 731 Erica Ln – Kendall Marketplace:** **Faisal Raja** will be opening his ninth **Nothing Bundt Cakes** location in Kendall Marketplace. Taking over the 2,250 square foot former Kendall Meat Company location at 731 Erica Ln, **Nothing Bundt Cakes** will offer your favorite bundt cake treats baked in-house, on-site. Faisal and his team have already partnered with Yorkville schools in the past to collaborate on fundraisers, and they are excited to continue to support the Yorkville Community from this new location. Opening for this location is planned for early Fall 2025.
- **Kharisma’s Kuddles – 104 E. Schoolhouse Rd:** **Kharisma Benard** will open a daycare for children ages 2 to 6, and also offer before and after-school care for elementary school children at this location. She is going through approvals with DCFS at this time and hopes to be open later this year.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** has begun construction to complete his project at Kendall Crossing. The foundation for this building was laid back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor rooftop bar, and 4 additional floors of hotel rooms. **The hotel “flag” is HYATT STUDIOS.** This hotel type is a new offering for the “Hyatt” brand, and the first of these offerings will open in 2025 nationwide. The goal is an opening in 2026.
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business that has purchased this property. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction began on February 17th, 2025. Opening for Yorkville’s QuikTrip is slated for November 2025.
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings, and land to purchase. Information will be forthcoming.

Respectfully submitted,
Lynn Dubajic Kellogg & Katelyn Gregory
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com, kgregory@yorkville.il.us
630-209-7151 cell, 630-800-0574



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2025-58

Agenda Item Summary Memo

Title: Downtown Brownfield Remediation – Terracon SRP Proposal

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: July 30, 2025
Subject: Downtown Brownfield Remediation

Summary

Consideration of a proposal with Terracon Consultants, Inc. for soil investigation, monitoring well and soil gas point installation and sampling, and reporting related to the City's east alley parking lot, FS property, and the privately-owned former Farm Bureau building.

Background

This item was last discussed by the City Council in mid-2016 when the City Council asked for a status update on the brownfield study and remediation efforts on the City's east alley parking lot, the then-privately owned FS property, and privately-owned Farm Bureau building. At that time, the City Council was interested in proceeding with completing the brownfield remediation plan and achieving a no-further-remediation (NFR) letter from the IEPA. However, the private landowner of the FS property did not have a final development plan for the property at that time, which hindered the effort to receive the NFR. Thus, the study was shelved until the City purchased the FS property in 2024. Soon after the purchase of the FS property by the City and the City's approval for the ultimately-unsuccessful RDMS grant application, the City staff authorized the first phase of a brownfield remediation plan with Terracon.

That remediation plan paperwork was completed recently, and the IEPA Site Remediation Program (SRP) signed off on the City's plan to conduct soil, groundwater, and soil gas investigation activities as part of a Comprehensive Site Investigation at the site. The attached proposal from Terracon is for \$86,780 as a base fee, with \$2,100 in possible contingencies in case one of the City's older monitoring wells on site is not functional, and an estimate of \$7,500 to \$10,000 for IEPA review and oversight fees. The base fee includes:

- 1) Soil boring and sampling, drilling and surveying of groundwater monitoring wells, slug testing and drilling of soil gas sampling points around the site (2-3 weeks)
- 2) Laboratory analysis of samples from #1 (1 week)
- 3) Engineering analysis of the laboratory samples, and if necessary, creation of site specific remediation objectives (6-8 weeks)
- 4) Submittal of report to IEPA (1 week)
- 5) IEPA review of our submittal (12-13 weeks)

At the end of this timeline, assuming characterization of extent and concentrations of contamination at the site is complete, the City should have an IEPA approved remediation plan that may or may not include site excavation, soil treatment, or encapsulation. None of the costs

of remediation are included in the Terracon proposal. When the City finalizes this phase of the project, and then completes the remediation and final closure report per IEPA guidance, the City and private landowners should receive an NFR letter from the IEPA.

Finally, given the quick turnaround from proposal review to EDC meeting, the City has not had an extended discussion with Shawn LaBrasseur (representative of the ownership group that owns the Farm Bureau building) about partnering with the City on this project, and has no formal commitment for cost sharing or site logistics. We do expect to have those discussions shortly, and we feel City Council review of the proposal can proceed concurrently.

Recommendation

City staff recommends approval of the brownfield engineering study with Terracon in the amount of \$86,780, and we seek authorization from the City Council for the additional \$2,100 in possible extra work on the older monitoring well. This money was not discussed in the FY 26 budget, so a budget amendment would be required, which would be presented at a future City Council meeting.



192 Exchange Blvd.
Glendale Heights, IL 60139

P (630) 717-4263

F (630) 357-9489

Terracon.com

July 11, 2025

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Attn: Mr. Bart Olson
P: (630) 553-8537
E: bolson@yorkville.il.us

Re: Proposal for Environmental Services
Site Remediation Program Activities
Former Grainco FS, Kendall County Farm Bureau, and City Parking Lot
IL Route 47 and East Van Emmon Street
Yorkville, Kendall County, Illinois
Terracon Proposal No.: P11257066

Dear Mr. Olson:

Terracon Consultants, Inc. (Terracon) is pleased to submit this proposal to the United City of Yorkville (City, Client) to provide environmental services at the above-referenced site (the site) to facilitate obtaining a Comprehensive No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP). The following sections provide background on the site and Terracon's scope of services, compensation, and schedule. If we have misunderstood an aspect of the work, please let us know as soon as possible so we can evaluate our scope and make necessary adjustments.

1.0 BACKGROUND

The site is located west of Illinois Route 47 between East Hydraulic Avenue and East Van Emmon Street in Yorkville, Kendall County, Illinois. The site that is proposed for redevelopment is comprised of a parking lot owned by the City, a parcel owned by Build For Tomorrow LLC, formerly the Kendall County Farm Bureau, and a former service station and farm supply depot formerly owned by Grainco FS and now owned by the City. Historical usage of the Grainco FS portion of the site included a lumberyard, feed mill, equipment repair services, fertilizer supply, animal feed supply, and a distributor of kerosene, oil, gasoline, and diesel fuel to local farmers through approximately 2004. The Kendall County Farm Bureau building historically has been utilized as a cold storage facility, slaughterhouse, meat processing facility, and a food pantry. The City parking lot was undeveloped land through approximately 2000, when it was first developed as a paved parking area.

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The site was originally enrolled in the SRP in November 2005. Civil & Environmental Consultants, Inc. (CEC) submitted a Phase I Environmental Site Assessment and an Initial Phase II Site Investigation report to IEPA, which summarized site investigation activities they conducted in May and June 2005. Additional investigation activities were completed from April through August 2007, which were summarized in a Comprehensive Site Investigation Report (CSIR) that CEC submitted to the IEPA in October 2007. The IEPA approved the CSIR in a letter dated February 27, 2008. In October 2012, because no additional activities or reporting had occurred since 2007/2008, Terracon reached out to IEPA to re-open the project. In response, IEPA requested a work plan to update site conditions. Terracon submitted a Site Investigation Update Work Plan to IEPA in December 2012, which was approved by IEPA in a letter dated December 19, 2012. In April 2013, Terracon completed the scope proposed in the Site Investigation Update Work Plan including a test pit excavation to investigate a suspect fill pipe for the potential presence of a UST, advancing five soil borings to update site soil conditions, and sampling of groundwater from the existing monitoring wells. Based on a review of the IEPA's Document Explorer, the results from the 2013 site investigation activities were never submitted to the IEPA, and no further correspondence occurred besides notices to terminate SRP and intent to remain in the SRP letters.

Terracon understands that the City intends to re-develop the site as a mixed-use recreational/commercial area with a bandshell, plaza space, event lawn, seating area, and associated parking lots. To that end, Terracon prepared and submitted to IEPA a Comprehensive Site Investigation Work Plan (CSIWP), dated April 3, 2025. The objective of the CSIWP was to update site subsurface condition data (as required by the SRP Project Manager) and move the site towards the goal of a Comprehensive NFR letter for residential land use in accordance with 35 Illinois Administrative Code (IAC) Part 740. The IEPA conditionally approved the CSIWP on April 22, 2025. Our services will include preparing a combined report that includes a Comprehensive Site Investigation Report (CSIR), a Remediation Objectives Report (ROR), and Remedial Action Plan (RAP). An outline of the requested scope of services, budget, and schedule are provided below. A Remedial Action Completion Report will be required following remediation activities and is not included in this scope of work at this time as the remedial solution has yet to be defined.

2.0 SCOPE OF SERVICES

Utility Clearance

No later than 48 hours prior to intrusive activities, Terracon's drilling contractor will contact the local one-call public utility locating service (i.e., JULIE) to arrange for public underground utility locates at the site. Please note that the public utility locator only locates public utilities. Terracon is not responsible for damages related to improperly marked utilities or to private utilities for which information is not provided. Client is responsible for providing location information on any known private utilities on site. Terracon will mark the proposed boring locations at the site and conduct a private utility locate to clear the proposed locations.

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Health & Safety Plan

Terracon is committed to the safety of all its employees. As such, and in accordance with our Incident and Injury Free® safety goals, Terracon will utilize/update the existing site safety plan for our personnel during field services. Prior to commencement of on-site activities, Terracon will hold a brief health and safety meeting to review health and safety needs for this specific project. At this time, we anticipate performing fieldwork in a United States Environmental Protection Agency (USEPA) Level D work uniform consisting of hard hats, safety glasses, protective gloves, and steel-toed boots. It may become necessary to upgrade this level of protection, at additional cost, during sampling activities in the event that we encounter petroleum or chemical constituents in soils or groundwater that present an increased risk for personal exposure.

Site Access and Special Safety Considerations

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

SRP Services

The scope of work that will be conducted was presented in the 2025 CSIWP that was conditionally approved by the IEPA. In addition, the IEPA requested two additional soil borings, in their review letter, to be advanced for additional characterization of subsurface conditions at the site. Adequately characterizing subsurface conditions at the site is required to meet IEPA investigatory requirements, to define site-specific properties, such as the appropriate groundwater classification (Class I or Class II), groundwater flow direction, hydraulic gradient, and organic carbon fraction (f_{oc}). The secondary task will be to develop site-specific Tier 2 soil and groundwater remediation objectives (ROs) for the site, as appropriate. It must be noted that this step may not be able to be completed if the initial phase of investigation does not fully delineate the impacts, as the size and distributions of the impacts directly affect the calculations. Per 35 IAC Section 742.300, a full delineation is required prior to developing ROs. The development of site-specific ROs will reduce the need for physical soil and groundwater remediation, if applicable; however, remedial work may still be required to demonstrate compliance with the ROs.

Soil Sampling

Eleven (11) borings (to be identified as B-101 through B-111) will be advanced utilizing a direct-push Geoprobe® rig to an estimated maximum depth of up to 10 feet below ground surface (bgs), or boring refusal, whichever is encountered first, in the approximate locations shown on the attached Exhibit 1. The boring depths may vary based on obstructions and field-interpreted depth of groundwater. Soil samples will be collected continuously and will be field-screened with a PID. Soil vapors in each soil boring will be measured using a lower explosive limit (LEL) meter upon drilling.

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Up to three samples will be collected from each boring and preserved in the field for potential laboratory analysis. At each boring, one soil sample will be obtained from surficial soils (approximately 0 to 3 feet bgs), one sample will be selected at the discretion of the field professional based on field observations, and one soil sample will be collected from near the termination depth of the boring. For budgetary purposes, we have estimated that two samples per boring will need to be analyzed to define the extent of impact. If actual site conditions require additional analysis, or borings/sampling to define the extent of impact, we will notify you and request a change order to cover those services.

The soil samples collected for laboratory analysis will be placed into laboratory-supplied glassware on ice in a cooler for analysis. Eleven soil samples will be analyzed for the target compound list (TCL) of parameters required by the IEPA to obtain a Comprehensive NFR letter in accordance with 35 IAC Part 740 Appendix A. The remaining soil samples will be analyzed for VOCs, PNAs, RCRA metals, and pH using appropriate USEPA Methods. To allow for potential pathway exclusion, Terracon will collect one waste characterization soil sample, which includes laboratory analysis for cyanide/sulfide reactivity, polychlorinated biphenyls (PCBs), Toxicity Characteristic Leaching Procedure (TCLP) RCRA metals, paint filter, flash point, and total phenols, as well as up to three samples for total petroleum hydrocarbons (TPH). To further evaluate the soil component to groundwater pathway, we have budgeted to analyze up to 5 select samples, with metals over background (as appropriate), to be further analyzed with TCLP and/or Synthetic Precipitation Leaching Procedure (SPLP). Soil samples to be analyzed for VOCs will be field-preserved using Method 5035 laboratory-provided sampling kits. The samples will be transferred to Terracon's subcontract laboratory under chain-of-custody procedures. Analytical laboratory procedures will be performed by a National Environmental Laboratory Accreditation Program (NELAP)-accredited laboratory.

Up to two soil samples will be analyzed for f_{oc} to be used in developing site-specific ROs. The site-specific f_{oc} will be calculated by multiplying the percent organic matter results by 0.58 as required by the IEPA. The f_{oc} samples will be collected from non-impacted areas, if identified, and will be analyzed for VOCs, semi-volatile organic compounds (SVOCs), and TPH to confirm the lack of organic contamination.

Following completion of the sampling, the soil borings will be backfilled with cuttings (reverse order of the collection) and bentonite (as needed). The ground surface at each boring location will be finished with similar materials (i.e. soil, concrete, asphalt) to match the surrounding ground surface. Sampling equipment will be decontaminated before beginning the investigation and between each sampling point using a non-phosphate soap wash followed by a potable water rinse.

Groundwater Investigation

Upon completion of the soil sampling activities, three 2-inch diameter and one 1-inch diameter monitoring wells (designated MW-8 through MW-10, and MW-11, respectively) will be installed in the approximate locations depicted on Exhibit 1. An attempt will be made to repair existing monitoring well MW-1; if it can't be repaired, then it will be abandoned and replaced with a 2-inch diameter monitoring well, installed to approximately 15 feet bgs or refusal (a contingency cost is included in the Compensation section of this proposal, in the event that the monitoring well needs to be replaced).

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At least three business days after installation of the wells, Terracon will return to the site and develop the wells by purging a minimum of three well volumes from each well (or purging until dry), prior to collecting a sample for analysis. The samples for analysis will be collected using low-flow groundwater sampling techniques. The groundwater samples will not be field filtered. Samples will be placed into laboratory-supplied glassware, placed on ice in a cooler, and submitted for analysis, by USEPA methods. The five groundwater samples will be analyzed for TCL parameters. The soil cuttings from the installation of the 2-inch diameter monitoring wells and purge water from the monitoring wells will be containerized in 55-gallon drums. The disposal cost for ten 55-gallon drums (nine soil and one groundwater, assuming non-hazardous waste characterization) are included in this proposal.

The relative elevation of each monitoring well will be measured in the field, using standard surveying equipment to the nearest 1/100th of a foot. This information will be used to generate a potentiometric surface map depicting the groundwater flow direction and contours. Slug tests will be performed in two of the 2-inch diameter monitoring wells using a pressure transducer and a data logger, to properly classify groundwater at the site. Terracon will evaluate the hydraulic conductivity of the saturated soils at the remediation site using slug test data obtained from the monitoring wells. The slug test data will be evaluated using the Bouwer-Rice method to estimate the site in-situ hydraulic conductivity.

Based on subsurface information from the previous investigation activities, it appears that groundwater recovery may necessitate multiple mobilizations to the site to collect groundwater samples as recovery rates may be slow. An additional return trip to the site has been budgeted for groundwater sampling, monitoring well surveys, and slug tests. In the event that groundwater recovery is not possible from a practical standpoint, options will be discussed with the Client.

Soil Gas Sampling

Three soil gas points (SG-1 through SG-3) will be installed under Terracon supervision using a Geoprobe® direct-push drill rig. Note that the locations of SG-1 and SG-2 are on a property that is within the remediation site boundary but not owned by the Client; as previously discussed with the Client, it is assumed that the Client will get access to the site from the property owner so Terracon can install these two soil gas points.

The soil gas points will be constructed with a 6-inch-long stainless-steel screen. For each soil gas point, the screen will be attached to rigid Teflon® tubing and placed at approximately 4 feet bgs. The annular space around the screen will be backfilled with coarse silica sand (extending to at least 1 foot above the screen), and then a granular bentonite seal will be installed to near the ground surface. The bentonite seal will be hydrated from the surface in lifts during installation. The screen and sand pack will be installed so that the soil gas sample is collected from a depth of at least 3 feet bgs and above the saturated zone (if possible). Also, in accordance with the IEPA soil gas sampling protocol, no soil gas samples will be collected within 48 hours after a rainfall event of ½ inch or greater, or in standing or ponded water areas.

The soil gas points will be leak tested before collecting the soil gas sample. A stainless-steel shroud will be placed over the surface of each sampling location and pressurized with laboratory-grade helium

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to evaluate the integrity of the seal of the sampling point. During shroud pressurization, a helium detector will be connected to the sample tubing to evaluate the concentration of helium at the soil gas point.

Subsequent to successful leak detection testing, each soil gas point will be purged with a PID. The tubing will be purged of at least three volumes prior to the collection of the soil gas sample. The soil gas points will also be evaluated using an LEL meter to assess whether elevated LEL readings are detected in the soil gas point. After purging, the soil gas sample will be collected using laboratory-provided, batch-certified vacuum-equipped 1-liter Summa canisters with pre-calibrated 200 milliliters per minute regulators. The soil gas samples will be analyzed for VOCs using USEPA Method TO-15 at a NELAP-certified laboratory.

Laboratory Analytical Program

The samples collected during the comprehensive site investigation will be submitted to the analytical laboratory under standard chain-of-custody procedures for standard turnaround time (TAT) of approximately 5 to 7 business days.

Analysis	Sample Type	Method
TCL”	Soil	Various
	Water	
VOCs, BTEX/MTBE	Soil	USEPA SW-846 Method 8260
	Water	
PNAs	Soil	USEPA SW-846 Method 8270
	Water	
RCRA 8 Metals	Soil	USEPA SW-846 Method 6020/7471
	Water	
pH	Soil	USEPA SW-846 Method 9045D
TPH	Soil	USEPA SW-846 Method 8015
TCLP RCRA metal	Soil	USEPA SW-846 Method 1311
SPLP RCRA metal	Soil	USEPA SW-846 Method 1312
Reactivity (Cyanide and Sulfide)	Soil	SW 7.3.3.2 and SW 7.3.4.2
PCBs	Soil	USEPA SW-846 Method 8082
Waste Characterization**	Soil	USEPA SW-846 Various Methods

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Analysis	Sample Type	Method
f _{oc} (along with VOCs/SVOCs)	Soil	USEPA SW-846 Method 9060
VOCs	Soil Gas	TO-15

* IEPA Target Compound List (TCL) includes VOCs, SVOCs, pesticides and aroclors organic analytes, and inorganic analytes.

** Waste characterization parameters typically required by landfills in Illinois include, but are not limited to, pH, paint filter, PCBs, reactive sulfide, reactive cyanide, total phenolics, flash point, TCLP organics, TCLP RCRA 8 metals, TCLP herbicides/pesticides, and F-code solvents.

Sampling equipment will be cleaned before beginning the investigation and between each sampling point using a non-phosphate soap wash followed by a potable water rinse. Soil and groundwater samples will be placed into laboratory-provided glassware on ice in a cooler and submitted to a NELAP-accredited laboratory for chemical analyses.

Site-Specific Evaluation

Terracon will classify the site groundwater as Class I or Class II Groundwater using the IEPA’s flow chart (35 IAC Part 620) combined with a Source Water Assessment Protocol (SWAP) well survey. Terracon will compare the analytical data to the applicable Tier 1 ROs.

If necessary, Terracon will then develop Tier 2 site-specific ROs for the site. If the ROs calculated for the site are greater than the analytical results, Terracon will prepare a combined CSIR, Remediation Objectives Report (ROR), and Remedial Action Plan (RAP) for the site. The CSIR/ROR/RAP report will be in suitable format for submission to the SRP. The combined report will be submitted to the IEPA along with a DRM-2 form (Request to Review Technical Reports Form). In addition, a revised DRM-1 form, as requested by the IEPA in their recent review letter, will be included with the CSIR/ROR/RAP to update the Remediation Applicant’s (City’s) address. If site conditions identified during the proposed investigation activities exceed the calculated ROs, we will contact you to discuss additional remedial options, if necessary. During the evaluation, proper institutional controls and engineered barriers will be considered. Depending on the results from the CSIR and ROR, RAP and future site development plan, potential site cleanup activities and the Remedial Action Completion Report (RACR) effort will be established and included in a future proposal. Please note that a RACR must be completed and submitted to the IEPA demonstrating completion of the RAP before the NFR letter will be issued. Completion of the RACR is not included in this proposal.

If the site data collected indicates that additional site characterization is required before the evaluation can be completed, Terracon will inform the client and submit a supplemental proposal to complete the needed work.

3.0 COMPENSATION

Terracon proposes to complete the required scope of work as described herein on a lump sum basis and includes Terracon professional labor costs, travel and direct client expenses required to complete

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this scope of work using the project assumptions described herein. A summary breakdown of proposed project costs is provided below:

TOTAL PROJECT COST	
<i>Soil Investigation, Monitoring Well and Soil Gas Point Installation (includes labor, driller, private utility locate, analytical laboratory, field equipment, travel, and expenses)</i>	\$53,600
<i>Groundwater Investigation/Surveying/Slug Testing (includes labor, analytical laboratory, surveyor, field equipment, travel, and expenses)</i>	\$17,680
<i>Reporting (includes SRP Enrollment and Application, FSIR/ROR/RAP)</i>	\$15,500
TOTAL FOR THIS PROPOSAL (IEPA SRP REVIEW RELATED FEES ARE EXCLUDED)	\$86,780
PROJECT CONTINGENCY	
<u>CONTINGENCY FEE TO REPLACE MONITORING WELL MW-1 IF IT CANNOT BE REPAIRED (WILL ONLY BE BILLED WITH PRIOR AUTHORIZATION FROM THE CLIENT)</u>	\$2,100

The IEPA’s SRP program is a pay for review program. Quarterly invoices will be submitted by the IEPA to the Remediation Applicant (Client) for the review services provided by the IEPA. Based on our previous experience, we suggest that you budget **\$7,500 – \$10,000** for IEPA review and oversight costs, which will be direct billed from the IEPA to you. The IEPA also assesses a \$2,500 fee when the NFR letter is issued.

We anticipate that more than one Terracon invoice may be submitted as various tasks are completed; however, not more frequently than on a once-a-month basis. If additional work is required outside the scope of this proposal, you will be contacted and upon request, proposed costs for additional work will be provided. Client authorization will be obtained prior to commencement of additional work outside the scope of this proposal.

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Change Order No. 1. This fee is valid for 90 days from the date of this proposal. This cost includes Terracon professional labor costs, travel, direct expenses, subcontractors and analytical testing required to complete this scope of work using the project assumptions described herein.

The proposal and cost estimate were prepared based on the following assumptions:

- Client will provide to Terracon, prior to mobilization, legal right of entry to the site to conduct the scope of services. Access will be provided to the area(s) of proposed drilling/sampling.
- Client will notify Terracon, prior to mobilization, of any restrictions, special site access requirements, or known potentially hazardous conditions at the site (e.g., hazardous materials or processes, specialized protective equipment requirements, unsound structural conditions, etc.)
- Client and/or site representatives shall provide information on the presence and location of private utilities, operational piping and subgrade features. This scope includes

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performing a private utility locate to clear boring locations of subsurface utilities prior to beginning sampling. Terracon is not responsible for damages related to improperly marked utilities.

- Level D personal protective equipment will be adequate for site work.
- We estimate the comprehensive site investigation field activities including soil, soil gas, and groundwater sampling/surveying will be completed over a period of up to approximately 4 weeks, depending on subcontractor availability, weather conditions, and accumulation of groundwater in the monitoring wells.
- If the site data collected indicates that additional site characterization is required before the evaluation can be completed, a supplemental proposal will be issued to complete the needed work. The goals of the comprehensive site investigation scope of work will be to define the extent of impact vertically and horizontally.
- Work can be performed during normal business hours (Monday through Friday, 8:00 am to 5:00 pm).
- Traffic control services are not required.
- The drilling/sampling locations are readily accessible by Geoprobe® truck- or track-mounted equipment.
- To avoid delays in the project schedule, Client will ensure that proposed boring, monitoring well, and soil gas point locations are accessible and not blocked by vehicles, or covered by snow or other obstructions.
- Disposal of up to nine drums of investigation-derived waste soils and one drum of purge water (assuming non-hazardous) is included in these costs.
- The analytical testing will be conducted on a standard TAT basis (5- to 7-business days) from receipt of the samples by the laboratory. Analytical testing can be expedited upon request, for additional fees.
- The RAP assumes standard use of dig and haul methods, installation of engineered barriers, and use of institutional controls. A separate proposal would be required for submission of Tier 3 ROs, non-standard barrier, active remediation, or building control technology engineering designs, if required.
- This proposal does not include UST removal, remediation, remediation observation, or RACR preparation; these activities will be addressed in a supplemental proposal tailored to needs following site investigation activities and IEPA review.
- This proposal does not include closure of the monitoring wells and soil gas monitoring points; a supplemental proposal to properly abandon the monitoring wells and soil gas monitoring point will be provided once no additional groundwater or soil gas sampling appears necessary based on analytical results and IEPA's review.
- IEPA fees for SRP enrollment, document review, and the NFR assessment/letter are not included in this proposal. The IEPA's review fees and NFR letter assessment fee are charged directly to the Remediation Applicant (i.e., the Client).

If any of these assumptions or conditions are not accurate or changes during the project, the stated fee is subject to change. Please contact us immediately if you are aware of any inaccuracies in these assumptions and conditions, so we may revise the proposal or fee.

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4.0 SCHEDULE

We are prepared to commence work on the project immediately upon receipt of written authorization. The field activities will be coordinated with the Client and/or their site representatives. It is anticipated that the installation of the soil borings, monitoring wells, and soil gas points will be completed in three working days pending on the weather condition. Groundwater and soil gas sampling, hydraulic conductivity testing, and monitoring well elevation surveying is estimated to take three working days over a time period of approximately two to three weeks, depending on the presence of groundwater. The standard analytical TAT of 5- to 7- business days has been budgeted for this project.

An approximate schedule for the SRP activities included in this proposal is as follows:

Action	Anticipated Time Frame
Comprehensive Site Investigation (CSI)	Depending on driller availability, the CSI activities will be started within approximately two weeks of receiving Client authorization.
Preparation of IEPA SRP Combined Report – Draft CSIR/ROR/RAP	A draft report will be available within six to eight weeks following Terracon's receipt of the final laboratory analytical report, assuming results do not warrant additional investigation to meet requirements.
Incorporation of Client comments and IEPA submittal of final Combined SRP Report	3-5 business days pending Client review time.
IEPA review of the CSIR/ROR/RAP report	90 days per IEPA regulations for IEPA to review

Site cleanup activities will likely take place during site redevelopment. The RACR/NFR Letter request will be prepared upon completion of the site cleanup activities. These efforts are not included in this proposal.

5.0 LIMITATIONS

Terracon's services will be performed in a manner consistent with generally accepted practices of the professional undertaken in similar studies in the same geographic area during the same period. Terracon makes no warranties, expressed or implied, regarding its services, findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third parties supplying information used in the preparation of the report. These services will be performed in accordance with the scope of work agreed with you, our client, as set forth in this proposal.

Findings, conclusions, and recommendations resulting from these services will be based upon information derived from on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, nondetectable or not present during these services, and we cannot represent that the site contains no

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hazardous substances, toxic substances, petroleum products, or other latent conditions beyond those identified during the proposed activities. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations or exploratory services; the data, interpretations, findings and our recommendations are based solely upon data obtained at the time and within the scope of these services.

6.0 AUTHORIZATION

This proposal is valid for 90 days. We appreciate the opportunity to be of continued service on this project. If this proposal meets with your approval, please sign the attached Change Order No. 1 and return a copy to our office via email to Mike Lawrence at mike.lawrence@terracon.com or Dave Moon at dave.moon@terracon.com. The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein shall constitute the exclusive terms and conditions and services to be performed for this project.

Terracon appreciates the opportunity to be of continued service, and we look forward to working with you on this project. If you should have any questions or comments regarding this proposal, please contact either of the undersigned.

Sincerely,

Terracon Consultants, Inc.

Michael Lawrence, P.E.
Senior Environmental Engineer

J. David Moon
Senior Principal

Attachments: Exhibit 1 - Proposed Boring/Well/Soil Gas Point Locations Diagram
Change Order No. 1



- ### LEGEND
- A** REAR BUILDING, FACADE ENHANCEMENTS / OUTDOOR PATIOS AND TERRACES
 - B** FESTIVAL STREET
 - C** TRASH ENCLOSURE, 20'X35'
 - D** PLAZA SPACE FOR GAMES AND SEATING
 - E** EVENT LAWN
 - F** SEATING AREA
 - G** LOADING ACCESS/PARKING
 - H** LANDSCAPE BUFFER WITH FENCE
 - I** BANDSHELL
 - J** OVERHEAD GATEWAY
 - K** PUBLIC ART / MURAL
 - L** VIEWING DECK

Legend for Proposed Investigation

- = Approx. Site Remediation Boundary
- Proposed Well Location (3)
- Proposed Boring Locations (11)
- Proposed Soil Gas Location (3)
- Existing Well Location (1)

TOTAL PARKING SPACES

132 SPACES

EXHIBIT 1

Proposed Boring/Well/Soil Gas Point Locations Diagram



YORKVILLE DOWNTOWN DISTRICT PLANNING STUDY

SITE PLAN - PREFERRED CONCEPT

JULY 11, 2024



CHANGE ORDER No. 1

This **Change Order No. 1** to the Former Grainco Site Environmental Services dated 11/04/2024 ("Agreement") is between The United City of Yorkville IL ("Client") and Terracon Consultants, Inc. ("Consultant") for additional or changed Services to be provided by Consultant for Client on the Former Grainco FS, Kendall County Farm Bureau, and City Parking Lot Project, as described in Former Grainco Site Environmental Services. This Change Order is incorporated into and made part of the Agreement.

- 1. Scope of Services.** The scope of the additional or changed Services is described in the Scope of Services section of Consultant's Change Order Proposal, unless Services are otherwise described below or in Exhibit B to this Change Order (which section or exhibit are incorporated into the Change Order).

Refer to attached proposal P11257066.

- 2. Compensation.** Client shall pay compensation for the additional or changed Services performed at the fees stated in the Change Order Proposal unless fees are otherwise stated below or in Exhibit C to this Change Order (which section or exhibit are incorporated into the Change Order).

Refer to attached proposal P11257066.

All terms and conditions of the Agreement shall continue in full force and effect. This Change Order is accepted and Consultant is authorized to proceed.

Consultant: Terracon Consultants, Inc.

Client: The United City of Yorkville IL

By:  Date: 7/11/2025

By: _____ Date: _____

Name/Title: J. David Moon / Department Manager

Name/Title: Bart Olson / City Administrator

Address: 192 Exchange Blvd
Glendale Heights, IL 60139-2089

Address: 651 Prairie Pointe Drive
Yorkville, IL 60560

Phone: (630) 717-4263 Fax: (630) 357-9489

Phone: (630) 553-8537 Fax: ClientFax

Email: Dave.Moon@terracon.com

Email: bolson@yorkville.il.us



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #6

Tracking Number

EDC 2025-59

Agenda Item Summary Memo

Title: Project Steel (Prologis) – Annexation, Rezone, PUD & Preliminary Plan

Meeting and Date: Economic Development Committee – August 5, 2025

Synopsis: Requests for annexation, rezoning, Planned Unit Development (PUD), and Preliminary PUD Plan for an approx. 540-acre data center campus.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memorandum.



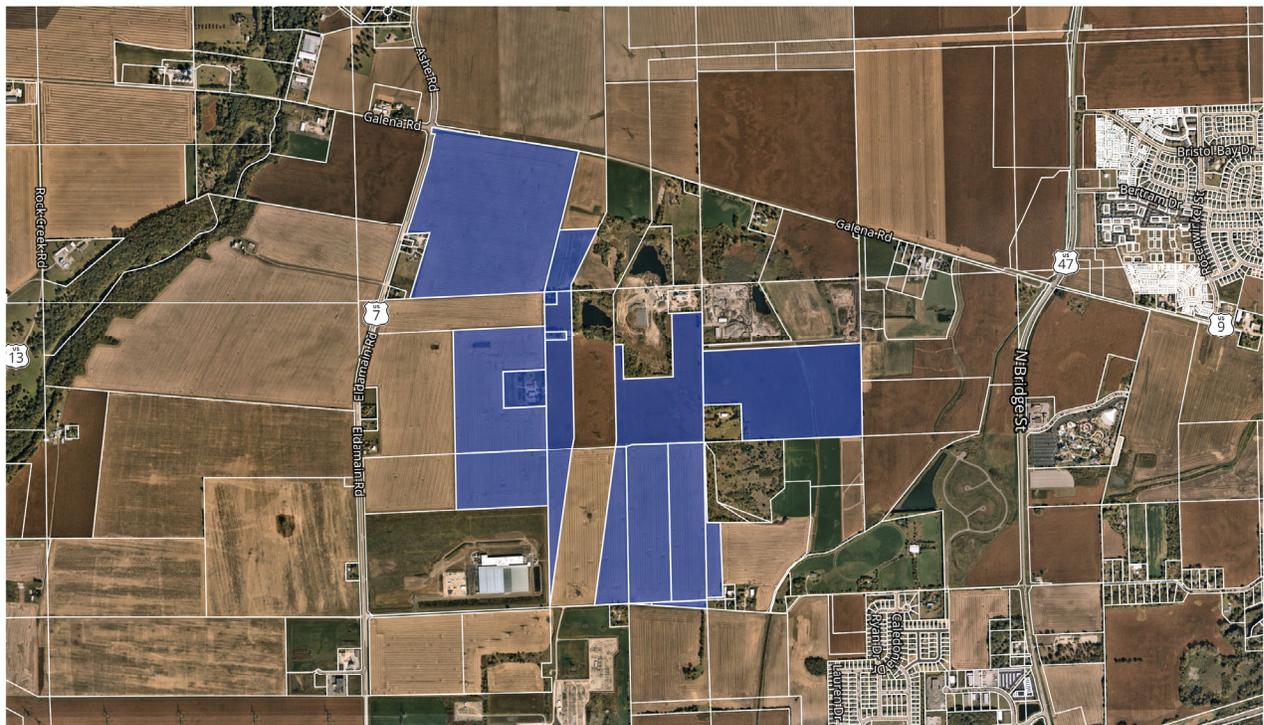
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: July 31, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus and On-Site Substation Development

REQUEST SUMMARY:

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

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



PROJECT STEEL - DATA CENTER

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



PROPOSED ANNEXATION:

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

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

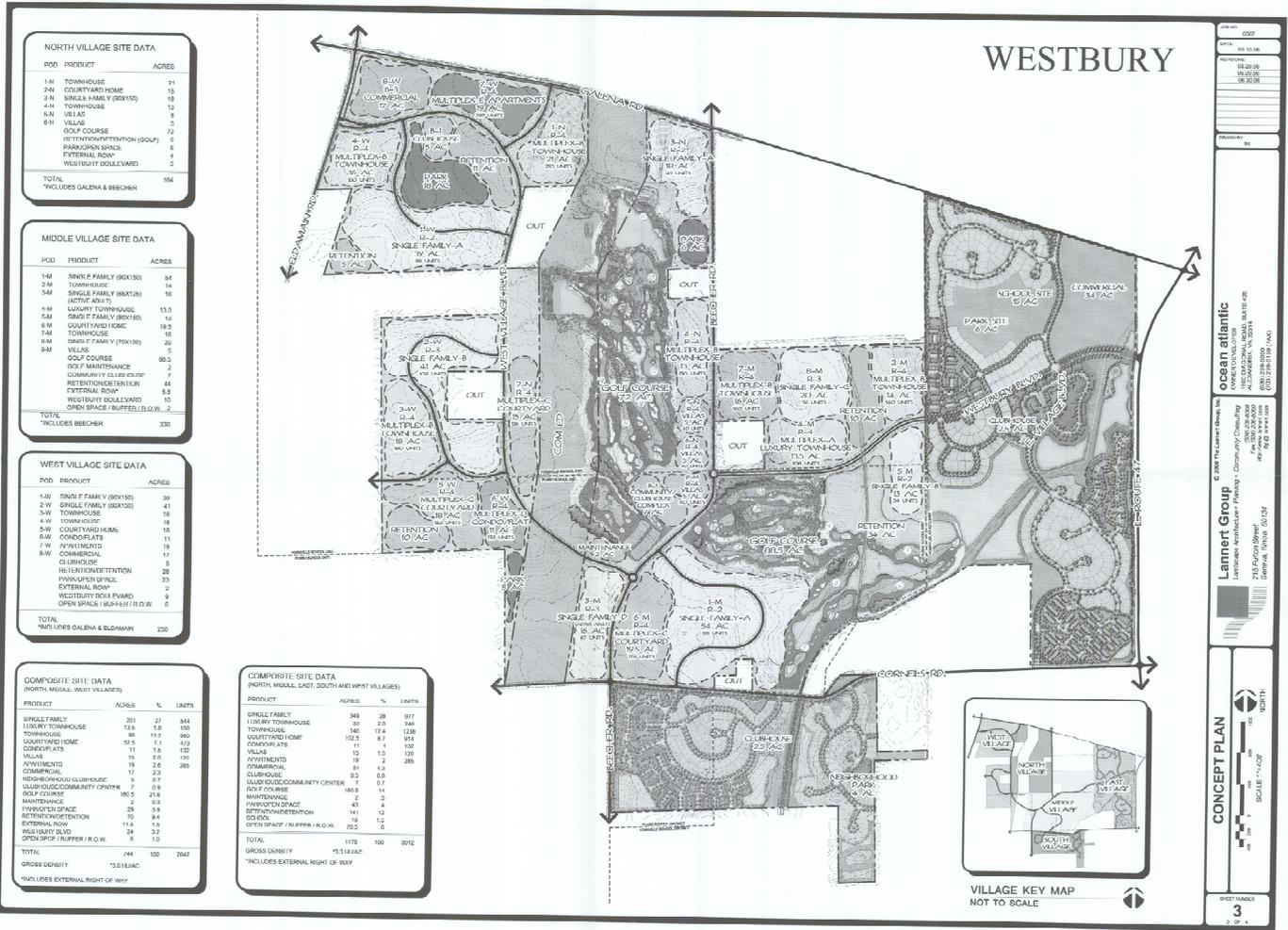
The petitioner is requesting annexation of all sixteen (16) parcels within the subject area, with a simultaneous request to rezone the property to the M-2 General Manufacturing District. Contiguity with the existing City of Yorkville corporate limits is established via adjacent properties, including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

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

PROPERTY BACKGROUND:

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

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



PROPOSED REZONING:

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

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

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

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

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

PLANNED UNIT DEVELOPMENT (PUD):

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

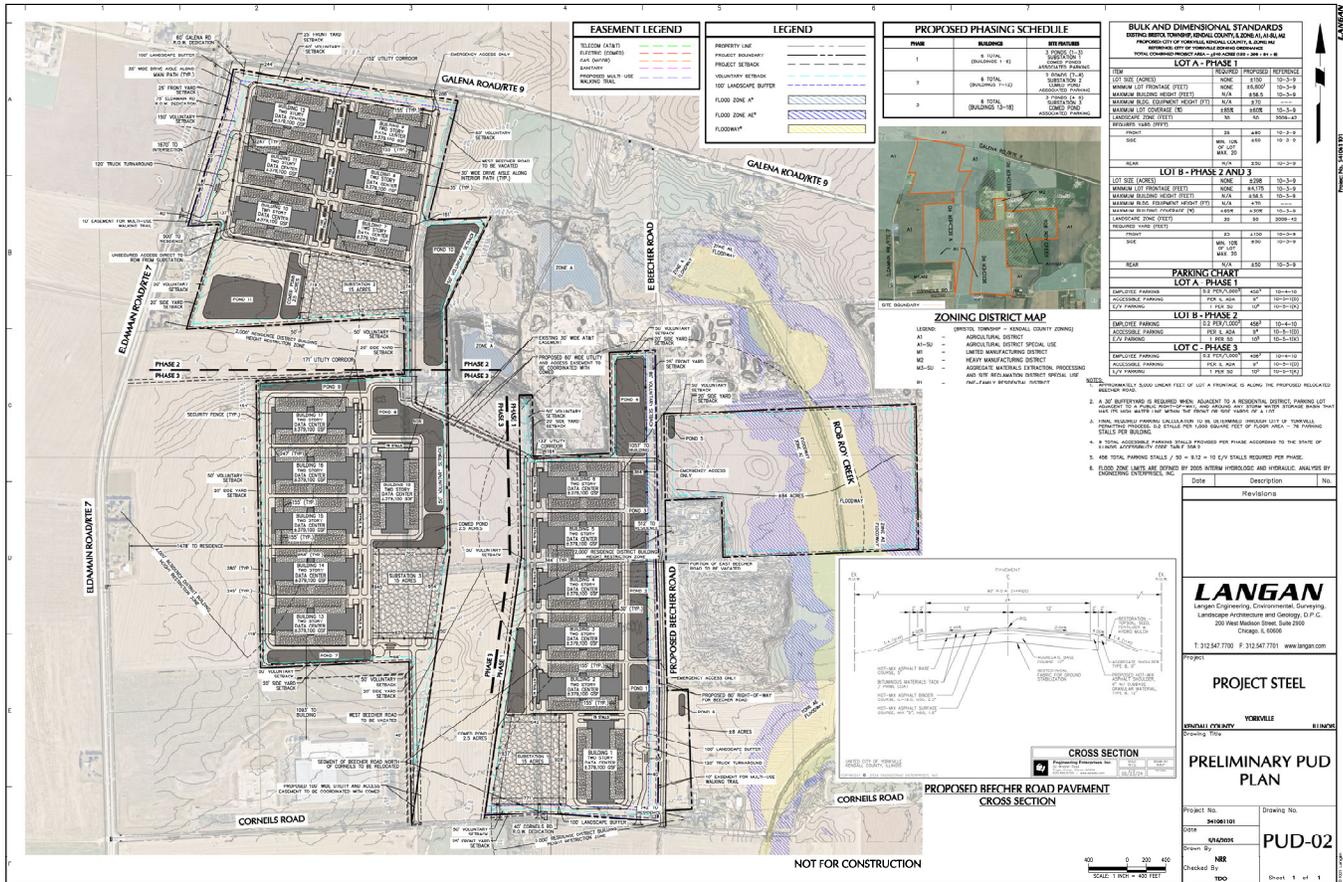
In the City of Yorkville, Section 10-8-8 of the Unified Development Ordinance (UDO) outlines the standards for Planned Unit Developments (PUDs), which allow for flexibility in zoning regulations provided that any proposed modifications are clearly identified, demonstrate compatibility with the surrounding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

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

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

PROPOSED PRELIMINARY PUD PLAN:

The Project Steel site plan outlines a large-scale, master-planned data center campus development organized in a rectilinear grid layout across approximately 540 acres. The campus features eighteen (18) two-story data center buildings oriented generally in a horizontal direction and spaced strategically to allow secure and functional access between structures. There are also three (3) 15-acre substations, and eight (8) stormwater management basins placed throughout the site to support each phase of development. The layout includes designated interior parking areas placed away from external view of the adjacent roadways, all surrounded by security fencing. An approximately 84-acre area east of the proposed realignment of E. Beecher Road is reserved for future development and currently is not planned for data center buildings.



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

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

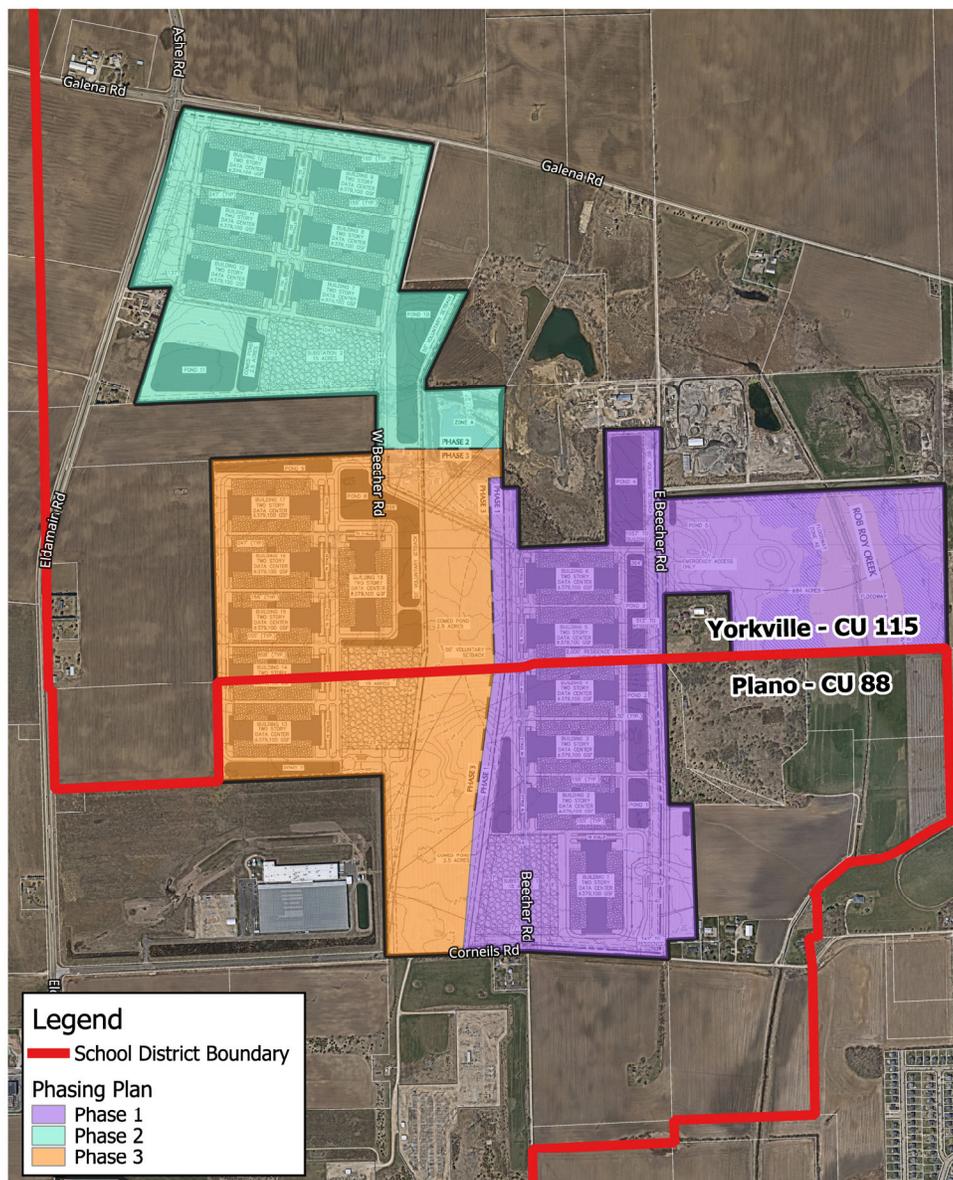
PHASING OF DEVELOPMENT:

The Preliminary PUD Plan for Project Steel outlines a defined phasing strategy to support a scalable and organized build-out of the data center campus. The development is divided into three (3) phases. **Phase 1** includes six (6) data center buildings (#1–6) located in the northwest portion of the site, near the intersection of the realigned E. Beecher Road and Cornells Road. This phase also includes three (3) stormwater ponds (#1–3), a ComEd substation with an associated detention pond, and related parking areas. **Phase 2** features another six (6) buildings (#7–12), positioned in the southeast corner of the site at the intersection of Eldamain and Galena Roads. This phase includes two (2) stormwater ponds, a substation with surface detention, and associated parking. It also requires the vacation of the existing W. Beecher Road to accommodate the planned layout. **Phase 3**, the final stage, encompasses buildings #13–18 situated in the central portion of the property. This phase includes three (3) additional stormwater ponds (#4–6), a ComEd substation and basin, and supporting parking areas. According to the developer, the full build-out of all three phases is expected to occur over a **20-year timeframe**.

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

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

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



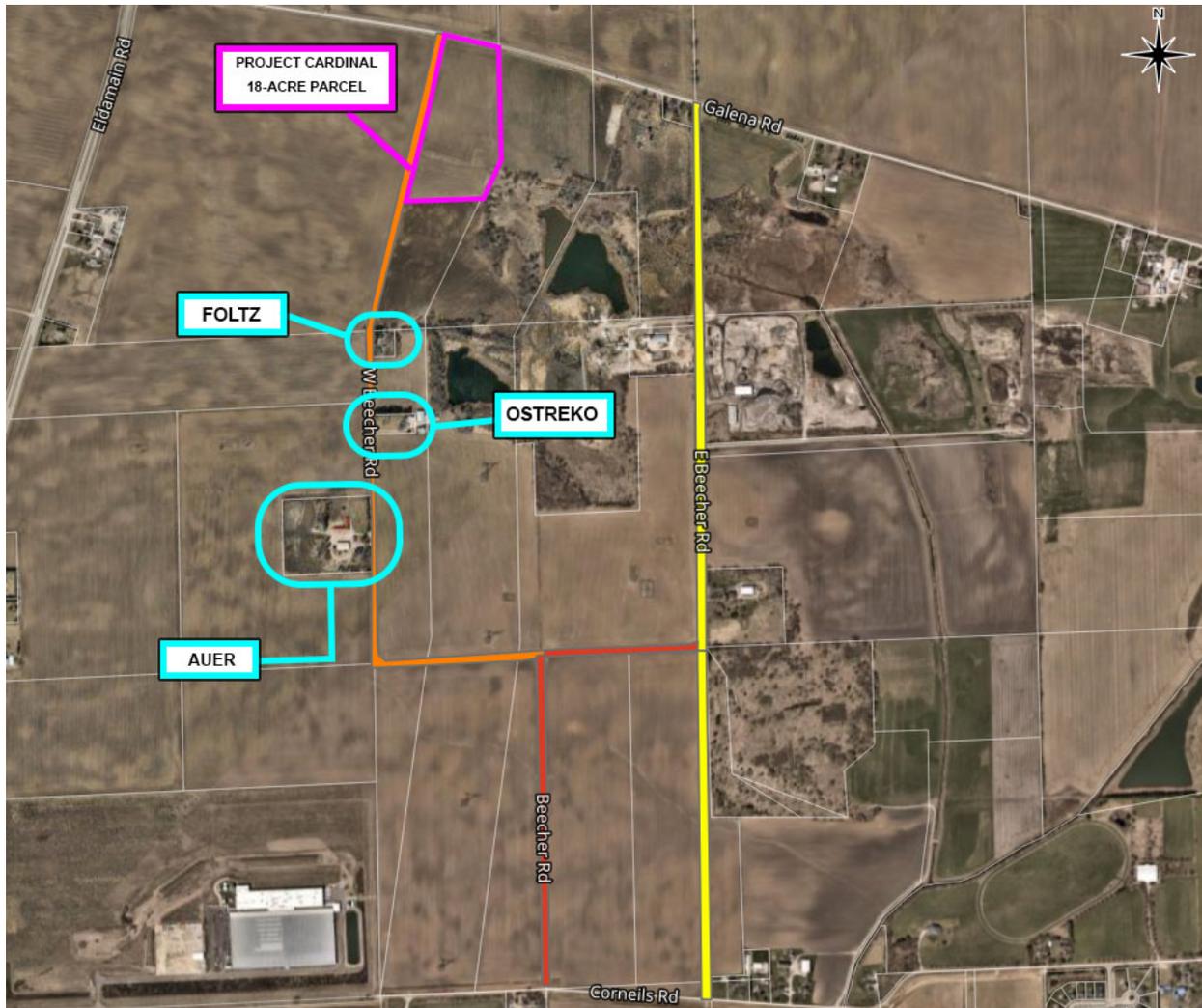
PROJECT STEEL / SCHOOL DISTRICT

United City of Yorkville, Illinois
Date: July 29, 2025
Data: Kendall County



VACATION OF W. BEECHER ROAD

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



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

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

parcel, which is under contract and planned for development as part of Project Cardinal. The request to vacate the roadway will require a separate public hearing process. Staff recommends advancing this request through the Public Works Committee and City Council meetings, only if the annexation, PUD, and preliminary PUD plan request are approved.

REQUESTED PUD DEVIATIONS:

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

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

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

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

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

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

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

operational requirements intended to ensure the least impactful and high-quality development across the data center campus.

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

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

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

<i>Location</i>	<i>Sq. Ft.</i>	<i>Provided Parking Spaces 0.2 Per 1,000 Sq. Ft.</i>	<i>Parking Required 0.3 Per 1,000 Sq. Ft.</i>
<i>Phase 1</i>			
Building 1	379,100	76	114
Building 2	379,100	76	114
Building 3	379,100	76	114
Building 4	379,100	76	114
Building 5	379,100	76	114
Building 6	379,100	76	114
<i>Phase 2</i>			
Building 7	379,100	76	114
Building 8	379,100	76	114
Building 9	379,100	76	114
Building 10	379,100	76	114
Building 11	379,100	76	114
Building 12	379,100	76	114
<i>Phase 3</i>			
Building 13	379,100	76	114
Building 14	379,100	76	114
Building 15	379,100	76	114
Building 16	379,100	76	114
Building 17	379,100	76	114
Building 18	379,100	76	114
TOTAL	6,823,800	1,368	2,052

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

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

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

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

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

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

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

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

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

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.

of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

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

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

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

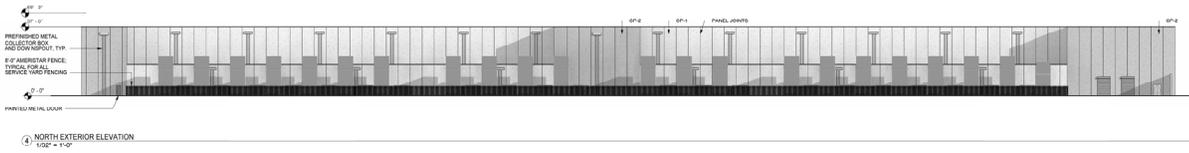
11. *Lots* – Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways (**Deviation #10**).

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

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

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

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



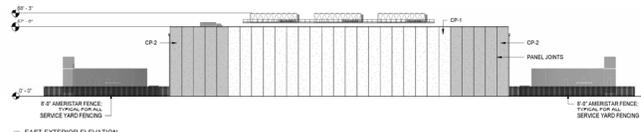
4 NORTH EXTERIOR ELEVATION
132' x 1-0"



2 SOUTH EXTERIOR ELEVATION
132' x 1-0"



1 WEST EXTERIOR ELEVATION
132' x 1-0"



3 EAST EXTERIOR ELEVATION
132' x 1-0"

- | | | | | | | | |
|---|---------------------------------------|---|--|---|--|---|----------------------------|
|  | CP-1 TILT-UP CONCRETE PANEL PAINTED |  | ACM-1 COMPOSITE METAL PANEL LIGHT FINISH |  | MT-1 METAL SCREEN PERFORATED METAL PANEL |  | GL-1 GLAZING TRANSPARENT |
|  | CP-2 TILT-UP CONCRETE PANEL PAINTED |  | ACM-2 COMPOSITE METAL PANEL DARK FINISH |  | CMU-1 CMU BLOCKING PAINTED |  | GL-2 GLAZING SPANDREL |



EXTERIOR ELEVATIONS





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

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

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

- a. **Reconstruction of E. Beecher Road from Corneils Road to Galena Road.**
- b. **Intersection improvements at E. Beecher Road and Galena Road.**
- c. **Corneils Road reconstruction across the frontage of the subject property, including the ComEd parcel. Note that section across the frontage of Bright Farms will need to be reconstructed also.**
- d. **Intersection improvements to E. Beecher Road and Corneils Road, which may include re-routing Beecher Road South or roundabouts.**
- e. **All improvements will need to be verified upon the submittal and approval of a full traffic impact study, which should occur prior to the approval of an infrastructure agreement.**

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

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

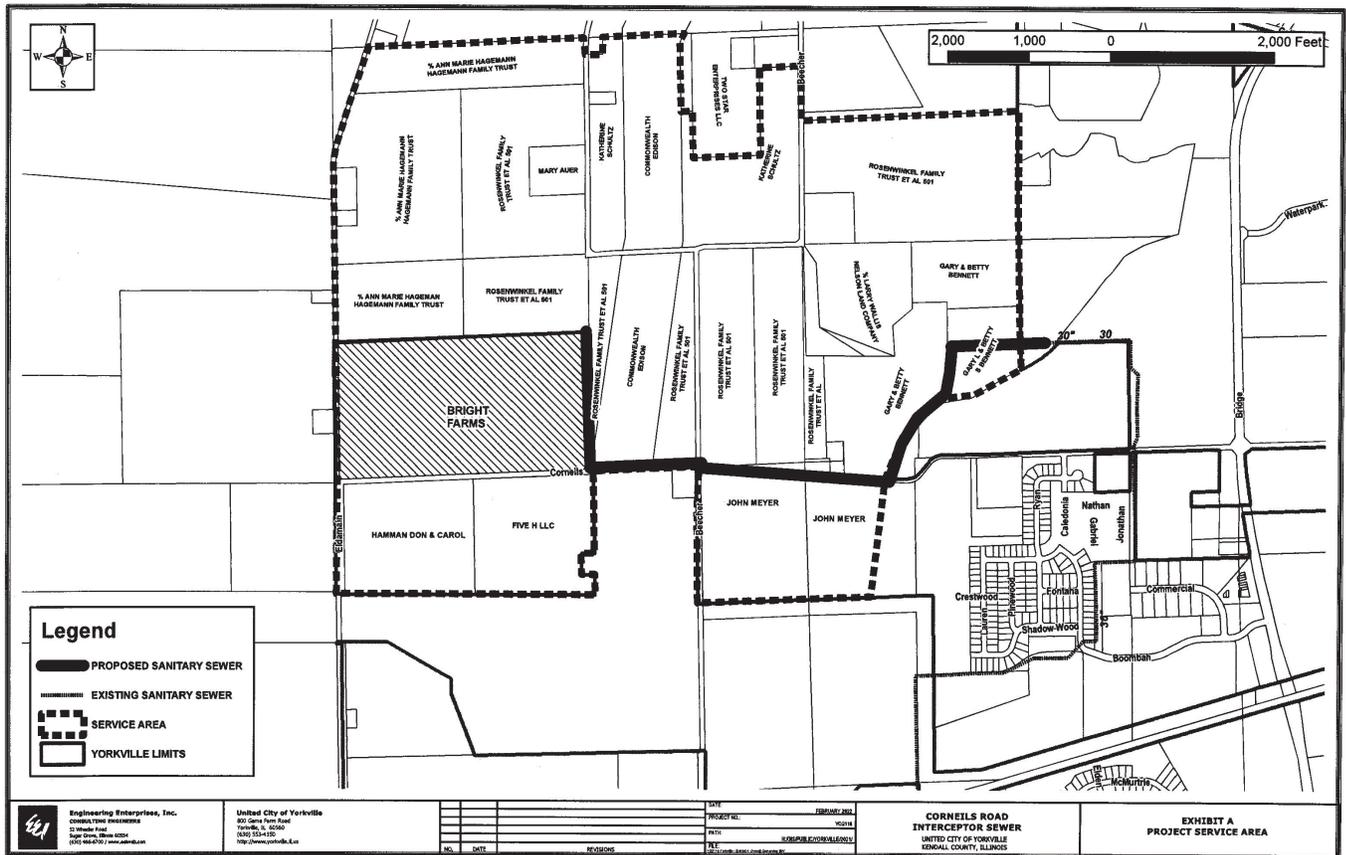
ELDAMAIN ROAD & BRIGHT FARMS RECAPTURES

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

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

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

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



ADDITIONAL RECOMMENDATIONS:

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

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

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

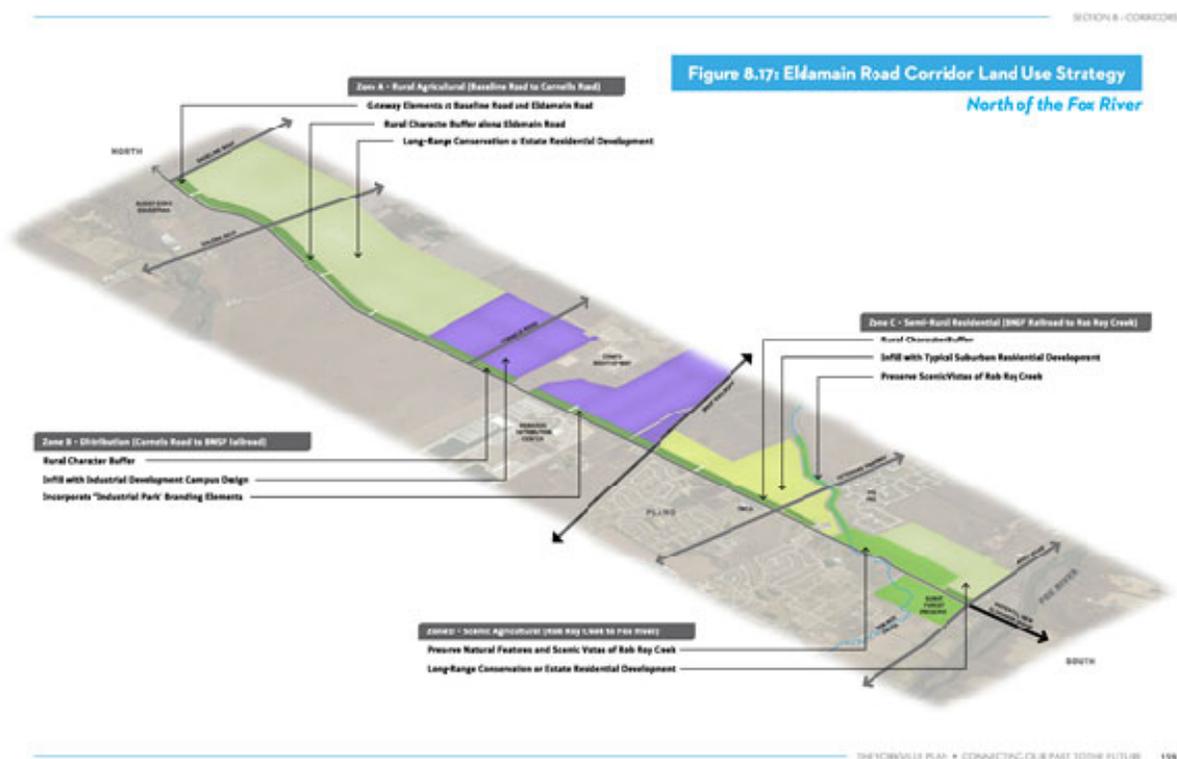
hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

COMPREHENSIVE PLAN:

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

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

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



DEVELOPMENT AGREEMENT:

Similar to the Cyrus One and the proposed Project Cardinal data center campuses, Project Steel will require a separate development agreement. This agreement will define key provisions related to development offsets and infrastructure funding. To help mitigate the scale and potential impact of the

540-acre data center project, the petitioner is expected to offer meaningful community contributions—such as the installation of gateway signage and dedication of land or monetary donations to the City.

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

COMMUNITY MEETING:

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

Given the scale and intensity of the proposed data center campus, City staff has required the petitioner to engage directly with neighboring homeowners along Eldamain Road, E. Beecher Road, and Corneils Road, as well as residents of the Caledonia subdivision located approximately 0.5 miles southeast of the project site. A meeting is planned with the residents on July 31st at 6PM via Zoom. Invited attendees included the nearby/adjacent residential landowners as well as the Caledonia subdivision homeowner's association (HOA) members. Feedback gathered from residents at that meeting will be provided by the petitioner.

STAFF COMMENTS:

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

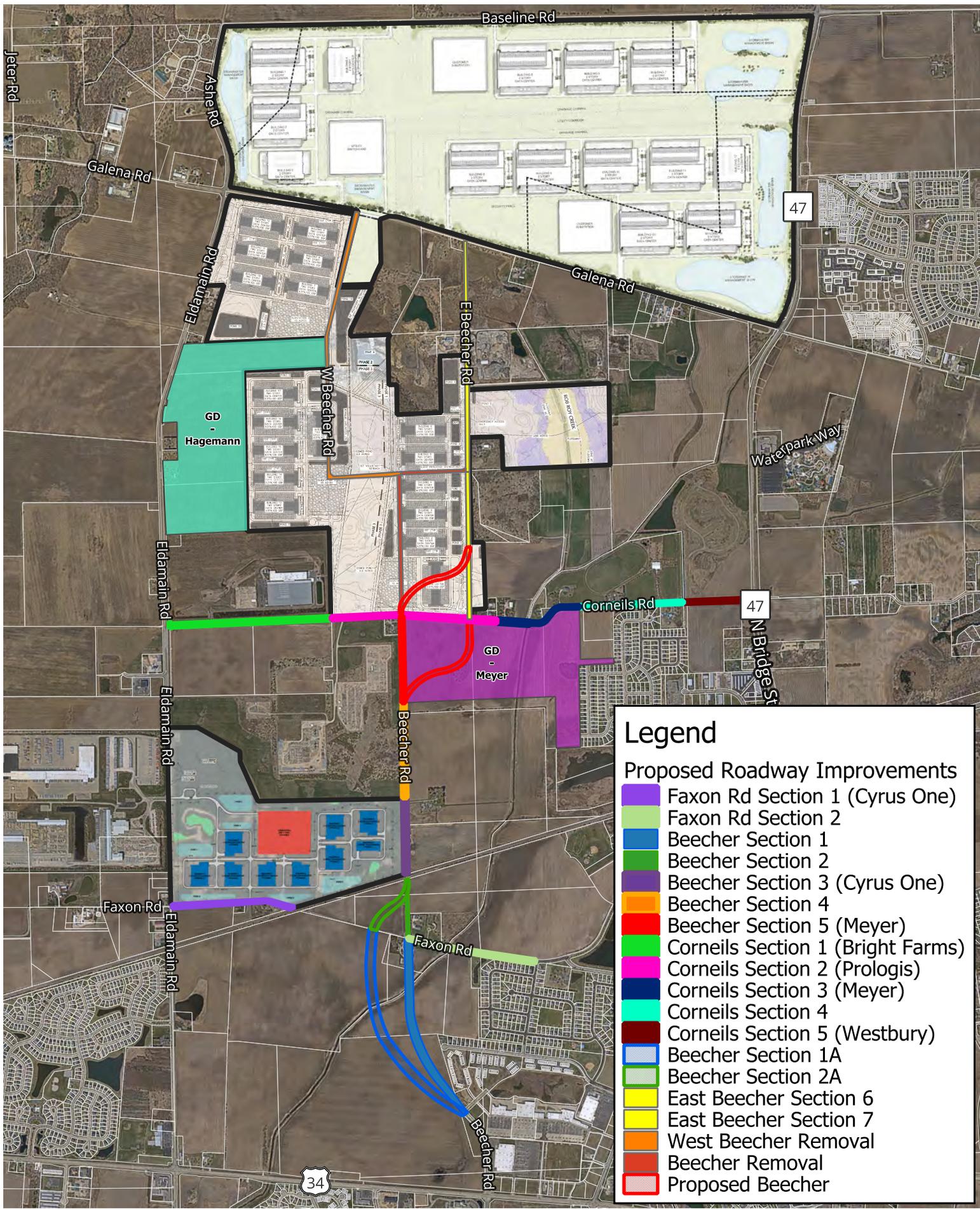
The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing. Staff is confident the petitioner will provide updated plans responsive to the recommendations enumerated in this memo to proceed to the next scheduled meeting. **All PUD approvals will also be subject to review comments provided by the City Engineer, EEI Inc., in a letter dated April 4, 2025, and the City's sound engineer, Soundscape Engineering, in letters dated April 7, 2025, and April 28, 2025, and any subsequent reviews.**

The public hearing for the requested annexation was held at the June 24th City Council meeting. The public hearing for the requested rezoning, special use for the Planned Unit Development, and Preliminary PUD Plan is tentatively planned for the **August 13th Planning and Zoning Commission** meeting. A tentative final vote by the City Council is expected at the August 26, 2025 meeting, at the earliest. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Proposed Data Center Developments Map
2. Copy of Petitioner's Applications dated March 14, 2025
3. Legal Descriptions prepared by Langan Engineering
4. Project Steel Narrative prepared by Gregory W. Jones, attorney, Ancel Glink dated March 14, 2025
5. Revised Preliminary PUD Site Plan dated revised 07/25/2025 submitted by Prologis and prepared by Langan Engineering.

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



PROPOSED DATA CENTER DEVELOPMENTS

United City of Yorkville, Illinois

Date: July 30, 2025

Data: Kendall County





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

APPLICATION FOR ANNEXATION

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



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

APPLICATION FOR ANNEXATION

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

See project narrative.

ATTORNEY INFORMATION

NAME: Greg Jones

COMPANY: Ancel Glink, P.C.

MAILING ADDRESS: 140 South Dearborn Street, Suite 600

CITY, STATE, ZIP: Chicago, IL 60603

TELEPHONE: 312-604-9195

EMAIL: gjones@ancelglink.com

FAX: 312-782-0943

ENGINEER INFORMATION

NAME: Andrew Uttan, PE

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: auttan@langan.com

FAX: 312-547-7701

LAND PLANNER/SURVEYOR INFORMATION

NAME: Anthony Maione, PS

COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606

TELEPHONE: 312-547-7700

EMAIL: amaione@Langan.com

FAX: 312-547-7701

ATTACHMENTS

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

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

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



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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: 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.

3/14/2025

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

DATE

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



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt

Senior Vice President

PRINT NAME

TITLE

3/14/2025

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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

LEGAL DEPOSITS:

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

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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



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

APPLICATION FOR REZONING

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



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Greg Jones COMPANY: Ancel Glink, P.C.

MAILING ADDRESS: 140 South Dearborn Street, Suite 600

CITY, STATE, ZIP: Chicago, IL 60603 TELEPHONE: 312-604-9195

EMAIL: gjones@ancelglink.com FAX: 312-782-0943

ENGINEER INFORMATION

NAME: Andrew Uttan, PE COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606 TELEPHONE: 312-547-7700

EMAIL: auttan@langan.com FAX: 312-547-7701

LAND PLANNER/SURVEYOR INFORMATION

NAME: Anthony Maione, PS COMPANY: Langan Engineering

MAILING ADDRESS: 200 West Madison Street, Suite 1920

CITY, STATE, ZIP: Chicago, IL 60606 TELEPHONE: 312-547-7700

EMAIL: amaione@Langan.com FAX: 312-547-7701

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

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

See project narrative.

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

See project narrative.

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

See project narrative.

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

See project narrative.



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APPLICATION FOR REZONING

REZONING STANDARDS

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

See project narrative.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

See project narrative.

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

See project narrative.



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APPLICATION FOR REZONING

AGREEMENT

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

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

3/14/2025

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

DATE

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



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 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

PETITIONER DEPOSIT ACCOUNT FUND:

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ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

FINANCIALLY RESPONSIBLE PARTY:

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

JC Witt	Senior Vice President
PRINT NAME	TITLE
	3/14/25
SIGNATURE*	DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

Attachment 1

Annexation Territory

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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



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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 4/9/2025		PZC NUMBER:		DEVELOPMENT NAME: Project Steel	
PETITIONER INFORMATION					
NAME: JC Witt			COMPANY: Prologis, LP		
MAILING ADDRESS: 6250 N. River Road, Suite 1100					
CITY, STATE, ZIP: Rosemont, IL 60018			TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME		
EMAIL: jwitt@prologis.com			FAX:		
PROPERTY INFORMATION					
NAME OF HOLDER OF LEGAL TITLE: Multiple Owners, See Attachment					
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:					
PROPERTY STREET ADDRESS: See Attachment					
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southeast of the intersection of Galena Road and Eldamain Road					
CURRENT ZONING CLASSIFICATION: Agricultural			REQUESTED ZONING CLASSIFICATION: M2		
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:			TOTAL ACREAGE: 540		
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW: City of Yorkville					
ZONING AND LAND USE OF SURROUNDING PROPERTIES					
NORTH: Agricultural					
EAST: Agricultural					
SOUTH: Brightfarms, Com Ed Substation, Residential					
WEST: PUD, Agricultural					
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)					
02-06-300-011	02-07-400-003	02-18-200-002	02-07-200-008		
02-07-100-007	02-07-400-004	02-18-200-003	02-07-100-008		
02-07-300-002	02-08-300-004	02-07-200-010	02-06-400-005		
02-07-400-002	02-08-100-007	02-07-200-001	02-07-200-009		



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

YES

NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

YES

NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

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

LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT

SUSTAINABLE DESIGN

PUBLIC GATHERING SPACE

PLACEMAKING

UNIVERSAL DESIGN

HIGH QUALITY BUILDING MATERIALS

AGE-TARGETED DEVELOPMENT

AFFORDABILITY

PROVISION OF A PUBLIC SCHOOL

PROVISION OF A REGIONAL PARK

FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS

REGIONAL UTILITY IMPROVEMENTS

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



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

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

See project narrative.

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

See project narrative.

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

See project narrative.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

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

See project narrative.

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

See project narrative.

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

See project narrative.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

SPECIAL USE STANDARDS

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

See project narrative.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER 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:

See project narrative.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

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

See project narrative.

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

See project narrative.

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

See project narrative.

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

See project narrative.



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

FINANCIALLY RESPONSIBLE PARTY:

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JC Witt

Senior Vice President

PRINT NAME

TITLE

4/11/2025

SIGNATURE*

DATE

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INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

\$5,000	\$1,000
\$10,000	\$2,500
\$15,000	\$5,000
\$20,000	
\$25,000	



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APPLICATION FOR PUD PRELIMINARY PLAN

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



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

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CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 972-884-9242
EMAIL: jwitt@prologis.com	FAX:

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JC Witt

Senior Vice President

PRINT NAME

TITLE

3/14/2025

SIGNATURE*

DATE

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

LEGAL DEPOSITS:

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

Attachment 1

02-06-300-011: No address.

02-07-100-007 No address.

02-07-300-002 No address

02-07-400-002 No address

02-07-400-003 No address

02-07-400-004 No address

02-08-300-004 No address

02-08-100-007 No address

02-18-200-002 No address

02-18-200-003 No address

02-07-200-010 No address

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

02-07-200-008 No address

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

02-06-400-005 No address

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

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

Ximel P...
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

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

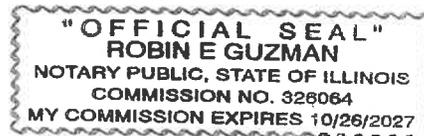
X *Gamara Rosenwinkel*

Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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Subject Property Parcels:

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

X John Rosenwinkel
Name:

SUBSCRIBED AND SWORN TO
before me this 3rd day of March, 2025

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

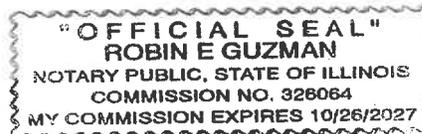
- 02-06-300-001
- 02-07-100-007
- 02-07-300-002
- 02-07-400-002
- 02-07-400-003
- 02-07-400-004
- 02-08-300-004
- 02-08-100-007
- 02-18-200-002
- 02-18-200-003

Howard Rosenwinkel
X *Rebecca Rosenwinkel*
Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

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

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

X Mark Rosenwinkel

Name:

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

Robin E. Guzman
(Notary Public)

[seal]



OWNER'S CONSENT AND AUTHORIZATION

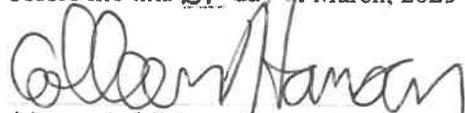
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- 02-18-200-002
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X 
Name:

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before me this 13th day of March, 2025


(Notary Public)

[seal]



UNITED CITY OF YORKVILLE**PETITION FOR ANNEXATION**

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-200-010

02-07-200-001

02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X Edward F. Schultz

Name: Edward F. Schultz
Trustee

George Ostreko, Jr.
George Ostreko, Jr.

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

[Handwritten signature]
(Notary Public)

[seal]



UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Petitioner Signatures

(Owners of Record)

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

Owner's Name

Estate of Mary C. Auer,
Crystal Jernigan,
Independent Administrator

Owner's Address/PIN

1327 W. Beecher Rd.
Plano, IL 60545
02-07-100-008
02-06-400-005

Owner's Signature

DocuSigned by:
Crystal Jernigan
82C37A3F73424C0...

(Electors, if any)

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

Elector's Name

Elector's Address/PIN

Elector's Signature

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:

02-06-300-001

02-07-100-007

02-07-300-002

02-07-400-002

02-07-400-003

02-07-400-004

02-08-300-004

02-08-100-007

02-18-200-002

02-18-200-003

Schultz Parcels:

02-07-200-010

02-07-200-001

02-07-200-008

Auer Parcels:

02-07-100-008

02-06-400-005

Foltz Parcel:

02-07-200-009

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-100-008

02-06-400-005

Estate of Mary C. Auer

By: Crystal Jernigan
DocuSigned by: 82C37A3F73424C0...

Crystal Jernigan, Independent Administrator

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

Amy F Thomas Stompanato
(Notary Public)

[seal]



UNITED CITY OF YORKVILLE**PETITION FOR ANNEXATION**

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

SCHULTZ

Petitioner Signatures

(Owners of Record)

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

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

(Electors, if any)

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

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

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-200-010

02-07-200-001

02-07-200-008

Edward F. Schultz Living Trust
dated October 14, 2024

X Edward F. Schultz

Name: Edward F. Schultz
Trustee

George Ostreko, Jr.
George Ostreko, Jr.

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

[Handwritten signature]
(Notary Public)

[seal]



UNITED CITY OF YORKVILLE

PETITION FOR ANNEXATION

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Petitioner Signatures

(Owners of Record)

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

Owner's Name

Estate of Mary C. Auer,
Crystal Jernigan,
Independent Administrator

Owner's Address/PIN

1327 W. Beecher Rd.
Plano, IL 60545
02-07-100-008
02-06-400-005

Owner's Signature

DocuSigned by:
Crystal Jernigan
82C37A3F73424C0...

(Electors, if any)

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

Elector's Name

Elector's Address/PIN

Elector's Signature

Attachment 1

Annexation Territory Legal Description

Rosenwinkel Parcels:

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

Schultz Parcels:

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

Auer Parcels:

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

Foltz Parcel:

02-07-200-009

OWNER'S CONSENT AND AUTHORIZATION

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

Subject Property Parcels:

02-07-100-008

02-06-400-005

Estate of Mary C. Auer

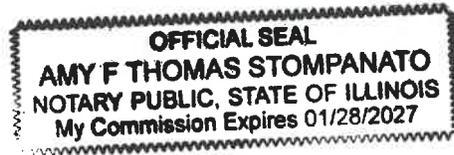
By: Crystal Jernigan

Crystal Jernigan, Independent Administrator

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

Amy F Thomas Stompanato
(Notary Public)

[seal]



Proposed Consolidated Parcel A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.17 Thence South $08^{\circ}36'02''$ West a distance of 63.15' to a point;

Cours No.18 Thence North $80^{\circ}37'24''$ West a distance of 691.60' to a point;

Course No.19 Thence South $57^{\circ}39'02''$ West a distance of 45.32' to a point;

Course No.20 Thence South $16^{\circ}42'03''$ West a distance of 172.08' to a point of curvature;

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

Course No.22 Thence South $16^{\circ}32'25''$ West a distance of 267.93' to a point;

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

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

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

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

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

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

Proposed Consolidated Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No.12 Thence continuing South $00^{\circ}45'21''$ East along the West line of the Northwest Quarter of section 17, a distance of 143.44 feet to the centerline of Corneils Road;

Course No.13 Thence North $86^{\circ}15'51''$ West along said centerline of Corneils Road, a distance of 1322.08 feet to a MAG nail set at the intersection of the centerline of Beecher Road;

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

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

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

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

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

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

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

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

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

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

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

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



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

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

March 14, 2025

Via: E-Mail and Messenger

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

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

Dear Krysti,

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

I. Background

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

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

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

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

II. Proposal

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

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

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

- 1) Annexation of the Subject Property and approval of an annexation agreement;
- 2) A map amendment to zone the Subject Property M-2 General Manufacturing ("**M2 District**") upon annexation;
- 3) Vacation and realignment of Beecher Road to create a secure data center campus and increase traffic efficiencies in the area; and
- 4) A special use for a preliminary PUD, including the deviations / variations identified in Section II(d) below.

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

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

a) Annexation and Annexation Agreement

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

b) Map Amendment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. Right of Way Vacation

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

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

d. Special Use for a Planned Unit Development

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

Special Use Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planned Unit Development Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UDO Deviations

- 1) Interior Setbacks (UDO Sec. 10-3-9): The UDO requires each M2-zoned lot to provide a 25’ front yard setback and a 20’ interior side yard setback. The proposed campus-style development will be served primarily by private access drives and requires relief from these setback requirements. Prologis instead proposes that setbacks for the Subject Property only be measured from the property’s perimeter.
- 2) Energy Use Standards (UDO Sec. 10-4-10): The UDO provides that a data center qualifies as an “energy industrial use.” Prologis seeks a deviation to ensure that any UDO standards Yorkville subsequently adopts governing energy industrial uses will not apply to the Subject Property.
- 3) Off-Street Parking (UDO Sec. 10-5-1(H)(5)): The UDO requires data centers to provide 0.3 parking spaces for each 1,000 square feet of floor area. Prologis expects each data center to contain approximately 379,100 square feet, which would require 114 parking spaces per building. Prologis proposes to provide 47 parking spaces for each building, which is consistent with both industry standards and actual parking demand experienced at

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

- 4) Off-Street Loading (UDO Sec. 10-5-1(Q)): Prologis requests that Yorkville accept 1 loading space for each data center facility, and waive any requirement for further loading space accommodation.
- 5) Cross Access (UDO Sec. 10-5-1(F)): The UDO requires cross access between properties; however, based on security concerns associated with data center projects and the general lack of development adjacent to the Subject Property, Prologis asks Yorkville to waive this requirement.
- 6) Pedestrian Circulation (UDO Sec. 10-5-1(N)): Prologis plans to provide sufficient pedestrian walkways between parking lots and data center facilities; however, Prologis does not plan to provide pedestrian connections between data center facilities. In Prologis' experience, employees and visitors infrequently visit more than one data center facility at a time. Further, the sheer size of the Subject Property and anticipated security protocols makes it unlikely that visitors would travel on foot between data center facilities. Prologis asks Yorkville to waive this requirement.
- 7) Bicycle Parking (UDO Sec. 10-5-1(O)): The Subject Property's location eliminates any reasonable likelihood that bike parking would receive any meaningful, regular use. Prologis requests that Yorkville waive bike parking requirements for the Subject Property.
- 8) Landscaping (UDO Sec. 10-5-3): The UDO requires significant landscaping to be installed in and around parking lots and around building foundations. The secure nature of the proposed campus reduces the value received when such landscaping is provided in a public-facing development. In place of interior landscape requirements, Prologis proposes to install enhanced landscaping along those parts of the Subject Property's perimeter that are adjacent to public streets (i.e., Eldamain Road, Galena Road, Corneils Road, and Beecher Road).
- 9) Mechanical Unit Screening (UDO Sec. 10-5-4(B) and (C)): The UDO requires ground and roof mounted mechanical units to be screened. The development will feature primarily ground mounted units, as is customary in data center developments, but there will also be rooftop mechanical units. Recognizing that these units will be set back far from any public roadway, Prologis seeks Yorkville's approval of the following screening standards: (1) vinyl fencing for ground mounted units equal to the height of the generator unit, excluding stacks protruding above the generator; and (2) no screening for rooftop units.
- 10) Fences (UDO Sec. 10-5-5): The UDO prohibits fences from extending beyond the front plane of the primary building façade and limits fence height to no more than 8 feet. Prologis seeks Yorkville's approval of fencing in the locations identified on the preliminary plan, portions of which are located closer to the right of way than the building facade.

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

- 11) Appearance Standards (UDO Sec. 10-5-8-(4)): The UDO provides that industrial buildings must meet certain design standards, including requiring that any building measuring longer than 100 feet must incorporate recesses along at least 30% of the façade facing a street. Recognizing that the data center facilities are set back significantly from adjacent rights of way, Prologis seeks to waive appearance standards in exchange for Prologis' commitment to construct the buildings of masonry, pre-cast materials.
- 12) Frontage on a Public Street (UDO Sec. 10-7-2): The UDO requires all new lots abut a public street. Acknowledging that Prologis is proposing a secure data center campus primarily served by private drives, Prologis asks Yorkville to waive this requirement and approve – in the future – subdivision of the Subject Property into lots that Prologis reasonably determines sufficient to facilitate the use, operation, maintenance, and disposition of the Subject Property.
- 13) Street Standards (UDO Sec. 10-7-3 and 10-7-4): The UDO establishes standards for street construction and circulation. Excluding the realigned Beecher Road, the proposed development does not include new streets. Accordingly, Prologis asks Yorkville to waive these requirements.

e. Incentive Requests

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

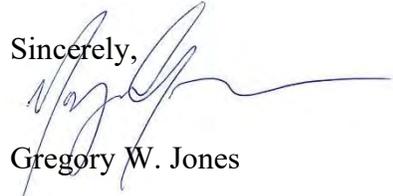
Prologis proposes entering into a public utility infrastructure agreement allowing Prologis to recover its up-front investment in public improvements over a period of 20 years. There are two funding sources for reimbursement: (1) a share of the utility tax generated by the Subject Property; and (2) recapture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

III. Conclusion

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

ANCEL GLINK
March 14, 2025
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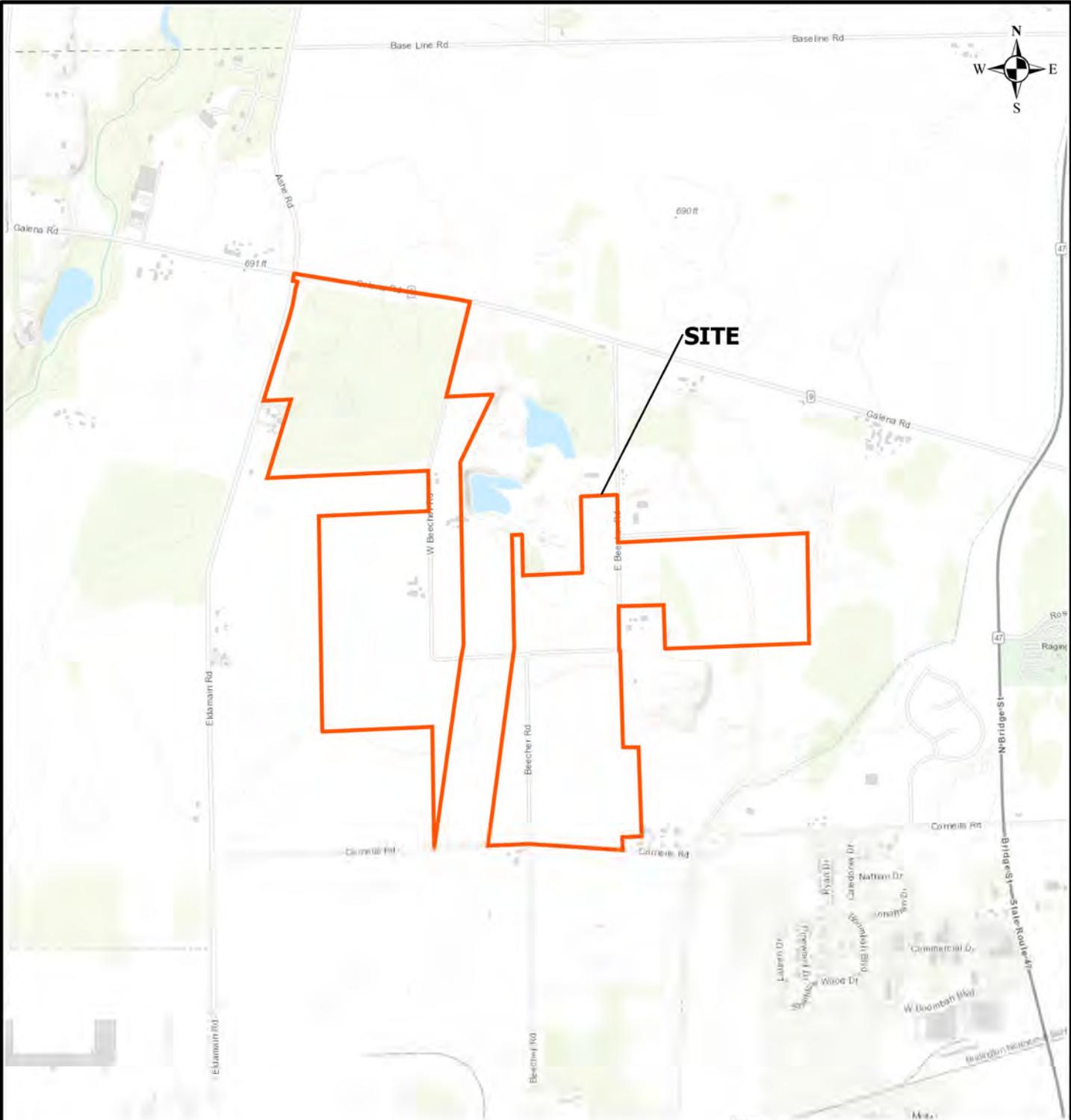
Sincerely,

A handwritten signature in blue ink, appearing to read 'Gregory W. Jones', with a long horizontal flourish extending to the right.

Gregory W. Jones

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

Enclosures



Legend

 Project Steel

- Notes:**
1. Site located in the Yorkville USGS Quadrangle.
 2. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online, National Geographic Society, i-cubed.
 3. Site boundary is based on ReportAll Parcels, all features shown are approximate.



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Project
Project Steel
(Yorkville)
 BRISTOL
 KENDALL COUNTY IL

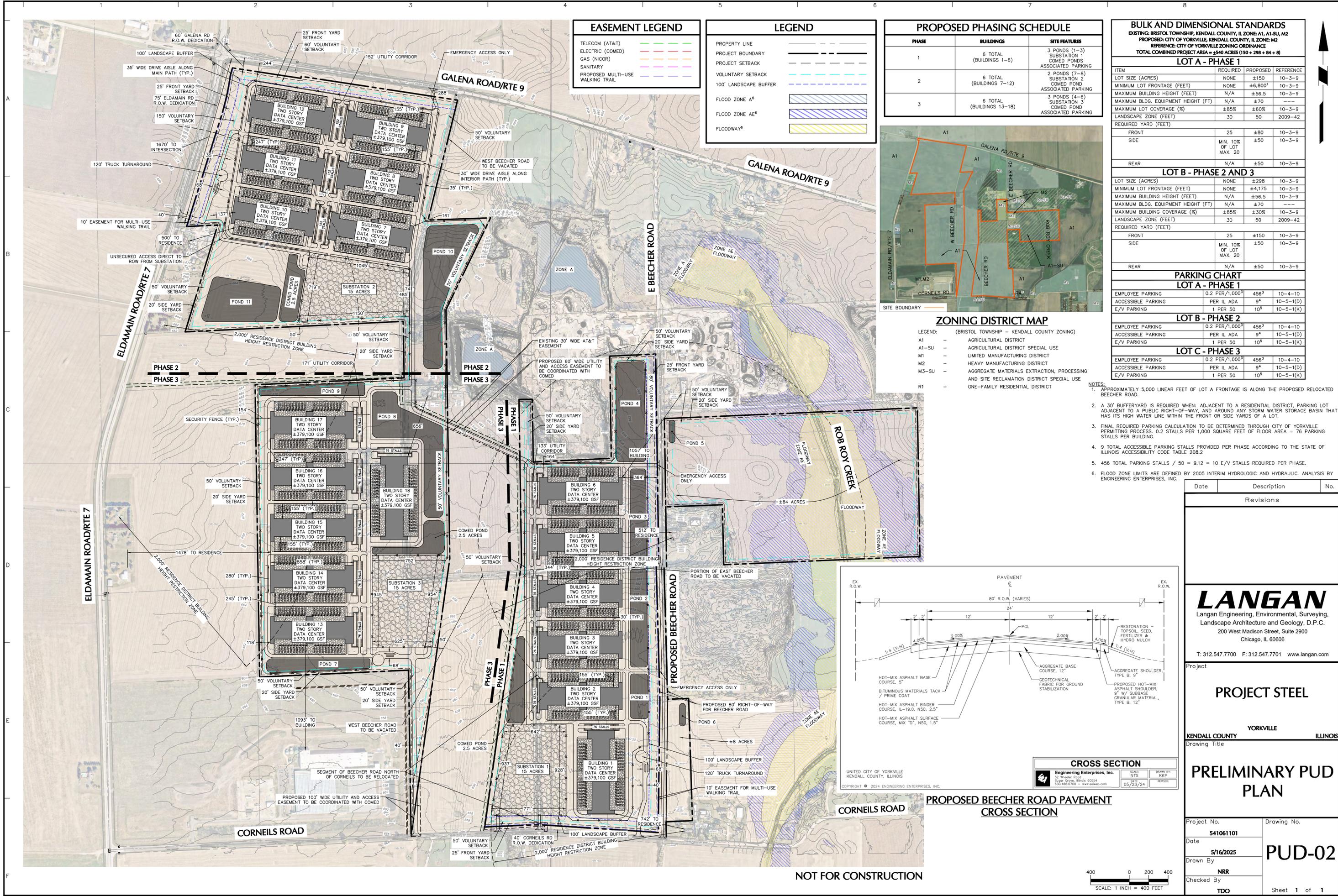
Figure Title
SITE LOCATION
MAP

Project No.
 541061101
 Date
 2/2/2025
 Scale
 1"=2,000'
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 RDB

Figure
A

EXHIBIT B

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



EASEMENT LEGEND

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

LEGEND

PROPERTY LINE	---
PROJECT BOUNDARY	---
PROJECT SETBACK	---
VOLUNTARY SETBACK	---
100' LANDSCAPE BUFFER	---
FLOOD ZONE A ⁶	---
FLOOD ZONE AE ⁶	---
FLOODWAY ⁶	---

PROPOSED PHASING SCHEDULE

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

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

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

LOT B - PHASE 2 AND 3

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

PARKING CHART

LOT A - PHASE 1

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

LOT B - PHASE 2

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

LOT C - PHASE 3

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



ZONING DISTRICT MAP

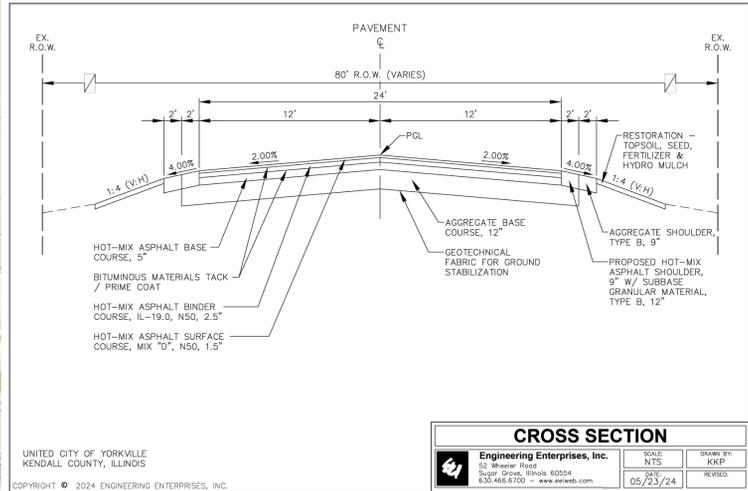
(BRISTOL TOWNSHIP - KENDALL COUNTY ZONING)

LEGEND:

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

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

Date	Description	No.
Revisions		



PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

CROSS SECTION

Engineering Enterprises, Inc.	SCALE	DRAWN BY
50 West Madison Street, Suite 2900 Chicago, Illinois 60606 830.466.6700 - www.eerweb.com	N/A	KSP
	DATE	REVIEWED
	05/23/24	

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
200 West Madison Street, Suite 2900
Chicago, IL 60606

T: 312.547.7700 F: 312.547.7701 www.langan.com

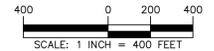
PROJECT STEEL

YORKVILLE ILLINOIS

PRELIMINARY PUD PLAN

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

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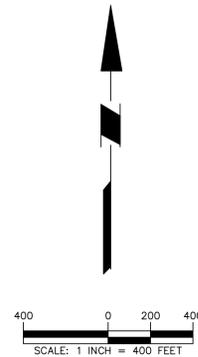
LEGEND

PROPERTY LINE	---	GRAVEL/PAVEMENT	[Pattern]
PROJECT BOUNDARY	---	POND	[Blue]
PROJECT SETBACK	---	ZONE A	[Pattern]
VOLUNTARY SETBACK	---	ZONE AE	[Pattern]
100' LANDSCAPE BUFFER	---	BUFFER PLANTING	[Green]
PROPOSED MULTI-USE WALKING TRAIL	---	MEADOW MIX	[Light Green]
BUILDING	[Grey]	EVERGREEN TREE	[Green Dot]
LAWN	[Light Green]	SHADE TREE	[Green Circle]
ENHANCED PLANTING	[Yellow]	ORNAMENTAL TREE	[Pink Circle]
8' HT. BERM	[Orange]		

PLANT SCHEDULE

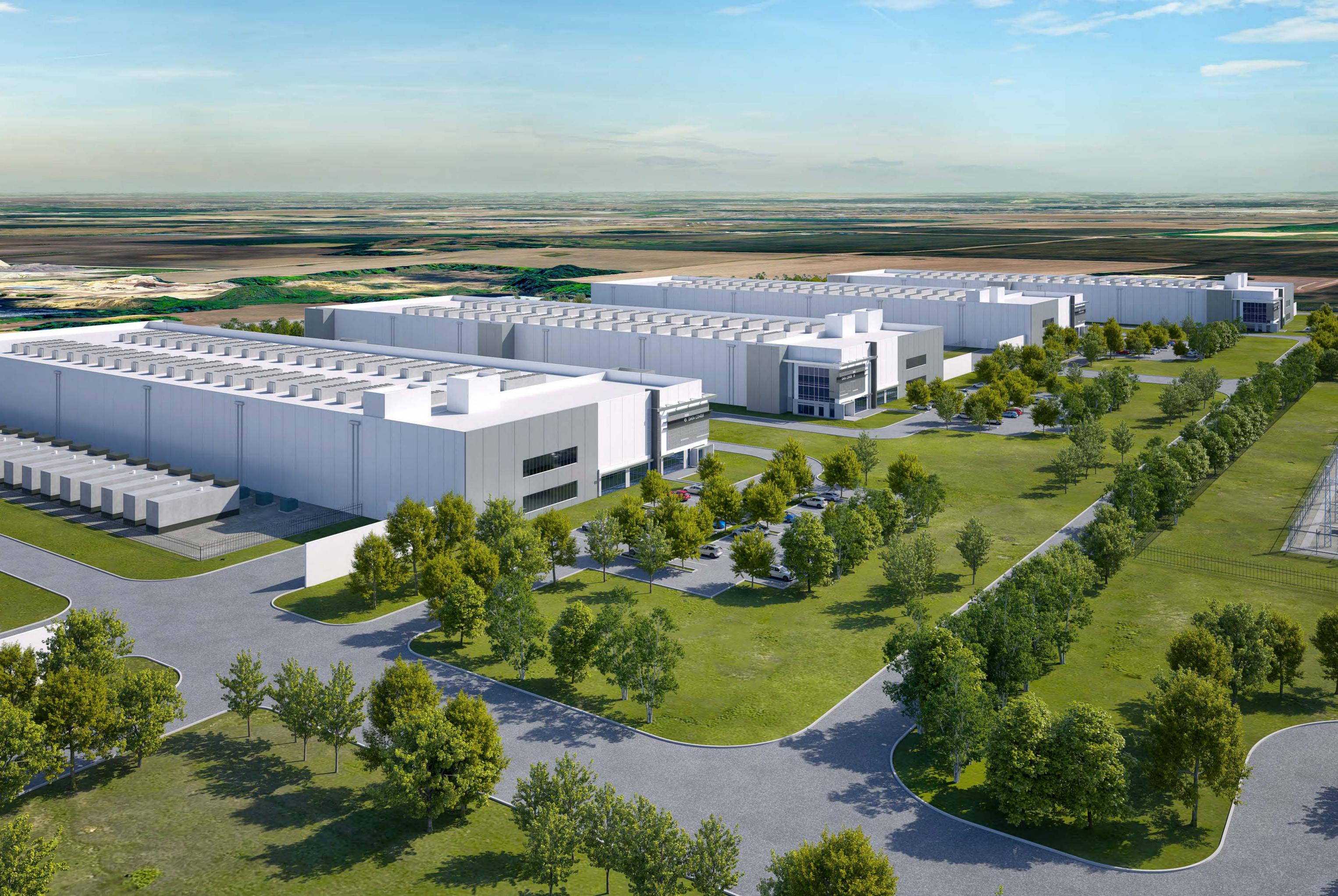
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES			
ARR	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2 1/2-3" CAL.	B&B
ASG	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	2 1/2-3" CAL.	B&B
BR	BETULA NIGRA / RIVER BIRCH	2 1/2-3" CAL.	B&B
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2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

Date	Description	No.
Revisions		
<div style="font-size: 24pt; font-weight: bold; margin: 0;">LANGAN</div> <div style="font-size: 10pt; margin: 0;">Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 200 West Madison Street, Suite 2900 Chicago, IL 60606</div> <div style="font-size: 10pt; margin: 0;">T: 312.547.7700 F: 312.547.7701 www.langan.com</div>		
PROJECT STEEL		
YORKVILLE		
KENDALL COUNTY ILLINOIS		
CONCEPTUAL LANDSCAPE PLAN		
Project No.	Drawing No.	
541061101	LP101	
Date	Drawn By	
05/16/2025	SD	
Checked By	MS	
Sheet 1 of 1		



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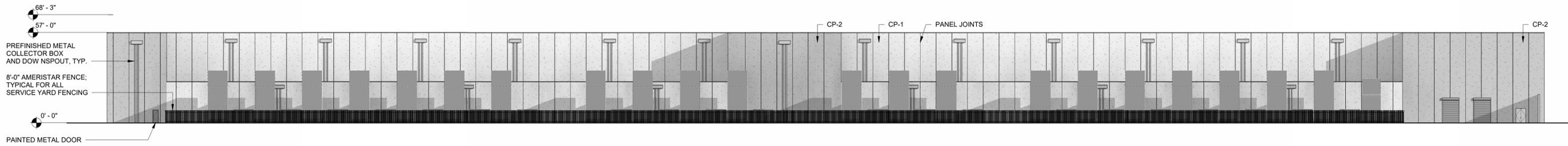
Project No. 541061101 LANGAN



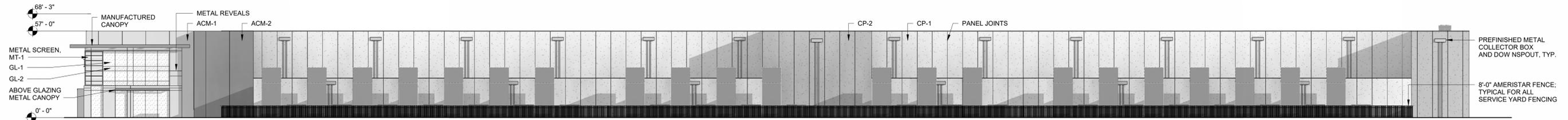


DATA CENTER

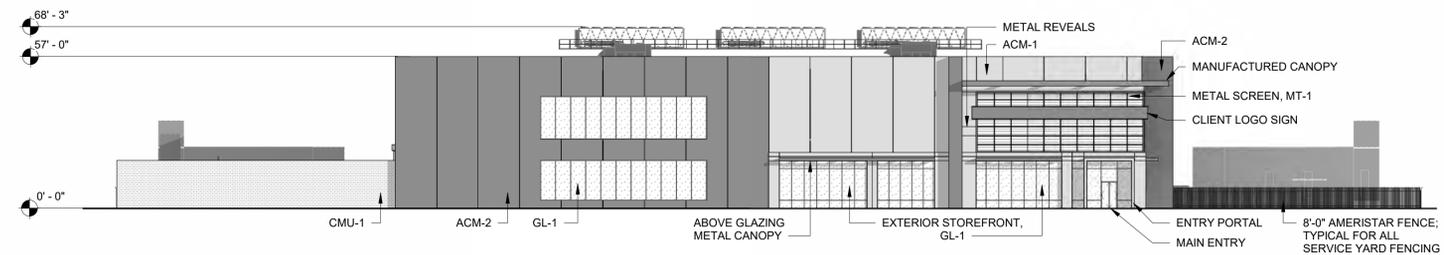




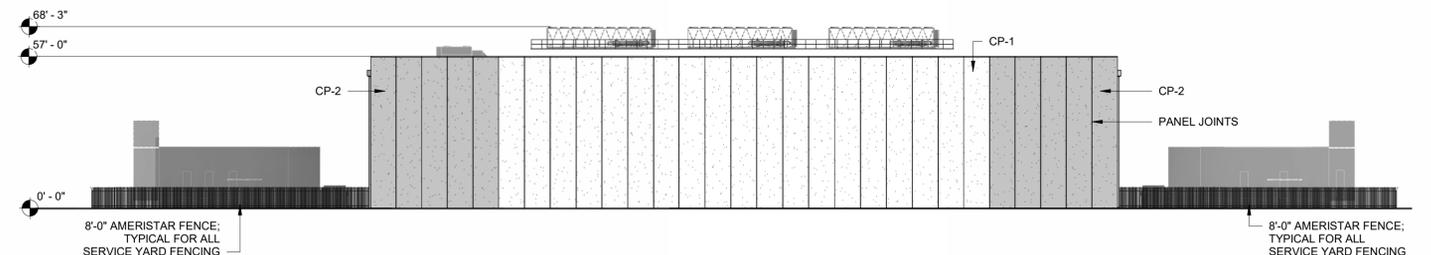
④ NORTH EXTERIOR ELEVATION
1/32" = 1'-0"



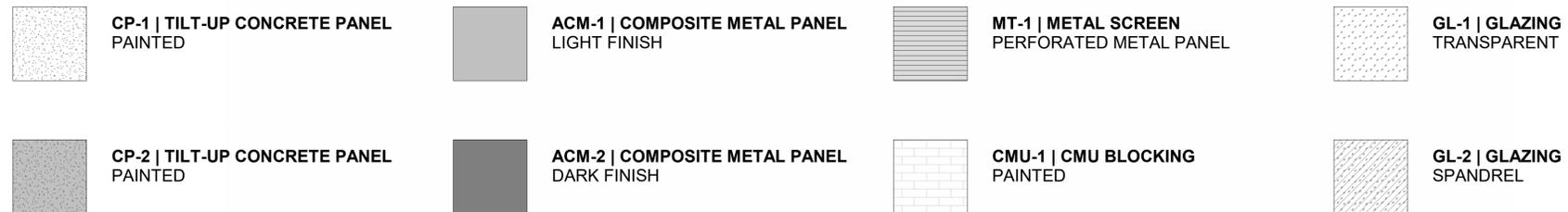
② SOUTH EXTERIOR ELEVATION
1/32" = 1'-0"

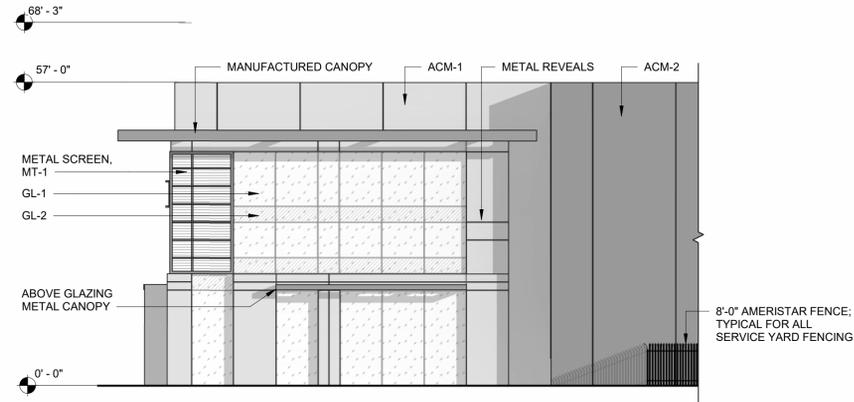


① WEST EXTERIOR ELEVATION
1/32" = 1'-0"

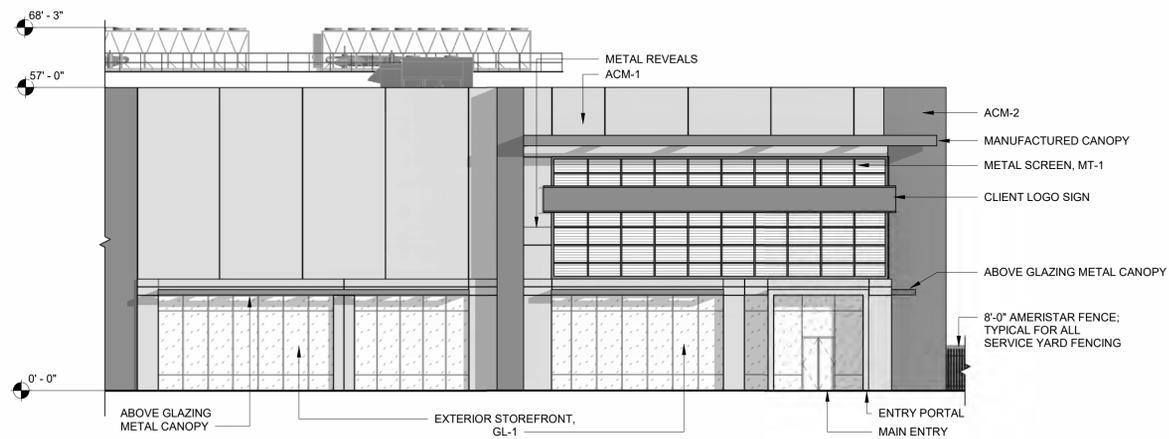


③ EAST EXTERIOR ELEVATION
1/32" = 1'-0"





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



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



CP-1 | TILT-UP CONCRETE PANEL
PAINTED



ACM-1 | COMPOSITE METAL PANEL
LIGHT FINISH



MT-1 | METAL SCREEN
PERFORATED METAL PANEL



GL-1 | GLAZING
TRANSPARENT



CP-2 | TILT-UP CONCRETE PANEL
PAINTED



ACM-2 | COMPOSITE METAL PANEL
DARK FINISH



CMU-1 | CMU BLOCKING
PAINTED



GL-2 | GLAZING
SPANDREL

200 West Madison Street, Suite 1920 Chicago, IL 60606 T: 312.547.7700 F: 312.547.7701

To: Bradley P. Sanderson P.E., City of Yorkville

From: Christopher A. Prisk, P.E., PTOE

CC: Timothy O’Neill, P.E.

Date: March 14, 2025

Re: Trip Generation Memorandum
Project Steel
City of Yorkville, Kendall County, Illinois
Langan Project No.: 541061101

I. Project Overview

The proposed Project Steel data center campus is anticipated to consist of 24,379,100 gross square foot (GSF) data center buildings located between, Galena Road, Eldamain Road, and Corneils Road in the city of Yorkville, Illinois. The proposed campus is anticipated to be constructed over three phases, with phase one comprising of seven buildings, phase two comprising of nine buildings, and phase three including the remaining eight buildings.

The proposed development includes two full access driveways. The first driveway, associated with Phase 1, is proposed along Corneils Road via Beecher Road. The second driveway, associated with Phases 2 and 3, is proposed along Eldamain Road. As part of the development, Beecher Road will be realigned so that the north leg connects to Corneils Road east of its existing connection. The preliminary Planned Unit Development (PUD) site plan is included as **Figure 1**.

II. Trip Generation

ITE Methodology

Trip generation for proposed developments are typically calculated using data contained in the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE). According to the trip generation calculations the anticipated trips for each phase of the development is as follows:

- Phase 1 – Seven Buildings
 - 292 AM Peak Hour trips (161 In, 131 Out)
 - 239 PM Peak Hour trips (72 In, 167 Out)
 - 2,627 ADT
- Phase 2 – Nine Buildings
 - 375 AM Peak Hour trips (206 In, 169 Out)
 - 307 PM Peak Hour trips (92 In, 215 Out)
 - 3,378 ADT

Technical Memorandum

- Phase 3 – Eight Buildings
 - 334 AM Peak Hour trips (184 In, 150 Out)
 - 239 PM Peak Hour trips (82 In, 191 Out)
 - 3,002 ADT

The resulting total trip generation for all three phases of the data center campus is 1,001 AM Peak Hour trips (551 In, 450 Out), 819 PM Peak Hour trips (246 In, 573 Out), and 9,007 average daily trips. These trip generation calculations are summarized in **Table 1A**.

It should be noted that the trip generation data for data centers (Land use code [LUC] 160) contained within the 11th Edition of the *Trip Generation Manual* contains few data points in the AM and PM peak hour of adjacent street windows. Additionally, the information is from the 2010s and for a rapidly developing technology, the trip generation data should not be assumed representative of modern data center uses. As such, the client has provided employment information and shift scheduling for the purposes of calculating trip generation.

Client Site-Specific Methodology

Each data center building is anticipated to require a staff of 30 people split amongst shifts to provided 24/7 coverage. The first shift, the morning shift, is anticipated to contain 50% of the staff and will run between 6:00 AM and 2:00PM. The afternoon shift is anticipated to contain 25% of the total employees and will run between 12:00 PM and 8:00PM. Finally, the remaining 25% of employees will work the night shift from 8:00PM - 8:00 AM. Given these shift times, the majority of traffic generated by the campus will occur outside the AM and PM adjacent street windows. Assuming all staff trips will be made in single occupancy vehicles, the resulting trip generation for each phase is anticipated to be as follows:

- Phase 1 – Seven Buildings
 - 56 AM Peak Hour trips (0 In, 56 Out)
 - 0 PM Peak Hour trips (0 In, 0 Out)
 - 420 ADT
- Phase 2 – Nine Buildings
 - 72 AM Peak Hour trips (0 In, 72 Out)
 - 0 PM Peak Hour trips (0 In, 0 Out)
 - 540 ADT
- Phase 3 – Eight Buildings
 - 64 AM Peak Hour trips (0 In, 64 Out)
 - 0PM Peak Hour trips (0 In, 0 Out)
 - 480 ADT

Combing all three phases, the proposed 24 building data center campus is anticipated to generate 192 AM Peak Hour Trips (0 In, 192 Out), 0 PM Peak Hour trips, and 1,440 Average Daily trips based on the client's site-specific methodology. The trip generation calculations using the campus employment information are summarized in **Table 1B**.

Technical Memorandum

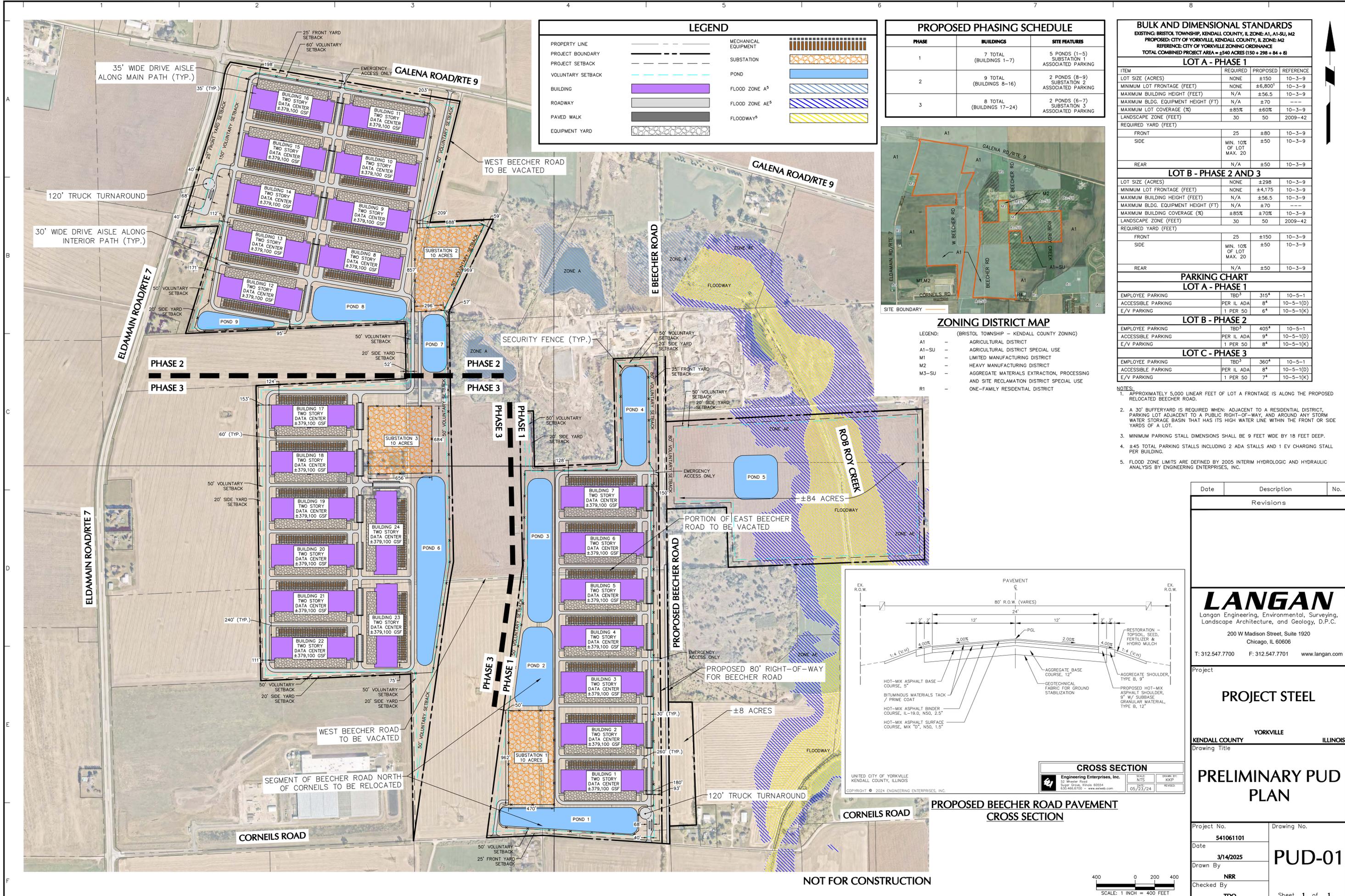
Trip Generation Memorandum
Project Steel
Langan Project No.: 541061101
March 14, 2025 - Page 3 of 3

III. Conclusions

Given the potential shortcomings in the ITE trip generation data, it is recommended that the trip generation projections based on the client's site-specific methodology be used for traffic study evaluations and / or analyses. Using these projections, the proposed Project Steel development is anticipated to generate over 100 trips during the AM peak hour of adjacent street following the completion of the majority of phase two. The city of Yorkville does not appear to post trip generation thresholds for traffic impact studies. Given that the users for this development have not yet been identified, we propose that if a TIS is deemed required, it shall be completed in the Final PUD Process. That will ensure accurate employee data and traffic counts for the proposed users are utilized. This will ensure appropriate traffic mitigations and improvements are implemented for each phase of the project.

FIGURES

- Figure 1** – Preliminary PUD Site Plan
- Figure 2** – Study Intersections



LEGEND

PROPERTY LINE	---	MECHANICAL EQUIPMENT	[Pattern]
PROJECT BOUNDARY	---	SUBSTATION	[Pattern]
PROJECT SETBACK	---	POND	[Pattern]
VOLUNTARY SETBACK	---	FLOOD ZONE A ^S	[Pattern]
BUILDING	[Pattern]	FLOOD ZONE AE ^S	[Pattern]
ROADWAY	[Pattern]	FLOODWAY ^S	[Pattern]
PAVED WALK	[Pattern]		
EQUIPMENT YARD	[Pattern]		

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1-7)	5 PONDS (1-5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8-16)	2 PONDS (8-9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17-24)	2 PONDS (6-7) SUBSTATION 3 ASSOCIATED PARKING

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

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

LOT B - PHASE 2 AND 3

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

PARKING CHART

LOT A - PHASE 1

EMPLOYEE PARKING	TBD ²	315 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	6 ⁴	10-5-1(K)

LOT B - PHASE 2

EMPLOYEE PARKING	TBD ²	405 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	9 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	8 ⁴	10-5-1(K)

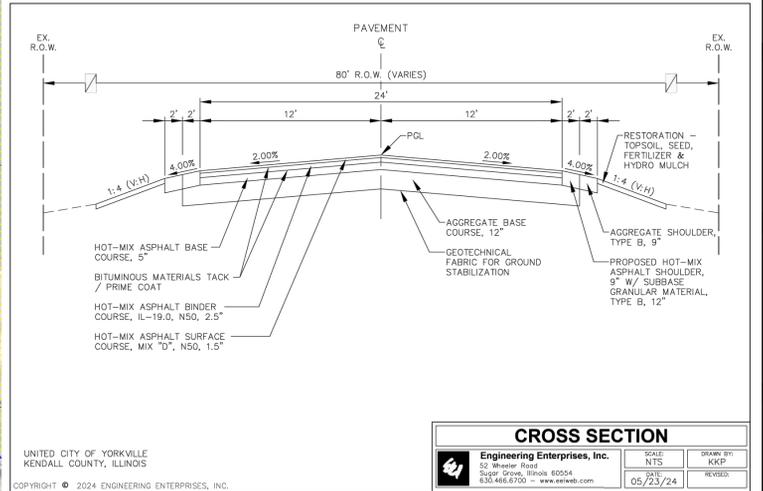
LOT C - PHASE 3

EMPLOYEE PARKING	TBD ²	360 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	7 ⁴	10-5-1(K)

- NOTES:**
- APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
 - A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
 - MINIMUM PARKING STALL DIMENSIONS SHALL BE 9 FEET WIDE BY 18 FEET DEEP.
 - ±45 TOTAL PARKING STALLS INCLUDING 2 ADA STALLS AND 1 EV CHARGING STALL PER BUILDING.
 - FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.



- ### ZONING DISTRICT MAP
- LEGEND: (BRISTOL TOWNSHIP - KENDALL COUNTY ZONING)
- A1 - AGRICULTURAL DISTRICT
 - A1-SU - AGRICULTURAL DISTRICT SPECIAL USE
 - M1 - LIMITED MANUFACTURING DISTRICT
 - M2 - HEAVY MANUFACTURING DISTRICT
 - M3-SU - AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
 - R1 - ONE-FAMILY RESIDENTIAL DISTRICT



PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

Date	Description	No.
Revisions		

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.

200 W Madison Street, Suite 1920
Chicago, IL 60606

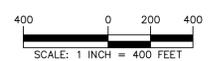
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PROJECT STEEL

YORKVILLE
KENDALL COUNTY ILLINOIS

PRELIMINARY PUD PLAN

Project No.	541061101	Drawing No.	PUD-01
Date	3/14/2025	Drawn By	NRR
Checked By	TDO	Sheet	1 of 1



NOT FOR CONSTRUCTION

TABLES

- Table 1A** – ITE Trip Generation
- Table 1B** – Client Site-Specific Trip Generation

Table 1A
 Site Trip Generation (ITE Methodology)
 Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday
				IN	OUT	TOTAL	IN	OUT	TOTAL	ADT
<u>PROPOSED</u>										
Phase 1 - Seven Buildings	160	2,653,700	SF	161	131	292	71	166	237	2,627
Phase 2 - Nine Buildings	160	3,411,900	SF	206	169	375	92	215	307	3,378
Phase 3 - Eight Buildings	<u>160</u>	<u>3,032,800</u>	<u>SF</u>	184	150	334	82	191	273	3,002
Total Proposed External Vehicular Site Trips				551	450	1,001	245	572	817	9,007

Notes:

Trip generation calculations based on ITE Trip Generation Manual, 11th Edition average rates.

Weekday ADT is a bi-directional traffic volume (In + Out).

Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.

AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM

PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

Table 1B
 Site Trip Generation (Client Site-Specific)
 Project Steel

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday
				IN	OUT	TOTAL	IN	OUT	TOTAL	ADT
<u>PROPOSED</u>										
Phase 1 - 2,653,700 GSF	---	7	Buildings	0	56	56	0	0	0	420
Phase 2 - 3,411,900 GSF	---	9	Buildings	0	72	72	0	0	0	540
Phase 3 - 3,032,800 GSF	---	8	Buildings	0	64	64	0	0	0	480
Total Proposed External Vehicular Site Trips				0	192	192	0	0	0	1,440

Notes:

- Trip generation calculations based on information provided by the client.
- Each data center is assumed to need a staff of 30 employees
- Day shift 50% of total employees: 6:00 AM - 2:00 PM
- Afternoon shift 25% of the total employees: 12:00 PM - 8:00 PM
- Night shift 25% of the total employees: 8:00 PM - 8:00 AM
- Weekday ADT is a bi-directional traffic volume (In + Out).
- Mode split reduction was not applied to the calculations due to a lack of multi-modal infrastructure in the study area.
- AM Peak Hour of Adjacent Street 7:00 AM - 9:00 AM
- PM Peak Hour of Adjacent Street 4:00 PM - 6:00 PM

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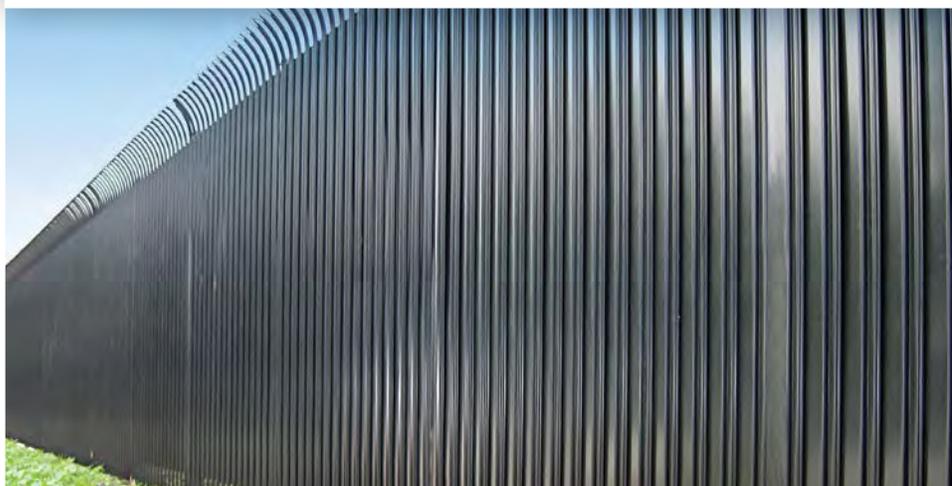


UNPARALLELED PROTECTION

Maintaining a secure perimeter is your first line of defense against potential threats. Impasse II fence systems serve as a visual deterrent backed with heavy steel components that give a higher level of protection compared to the traditional chain link or architectural mesh fence alternatives.

Primary applications

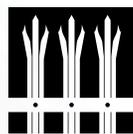
- Military Sites
- Government Facilities
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Airports
- Data Centers
- Ports of Entry
- Water Treatment & Storage



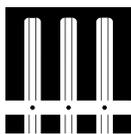
SCALABLE DESIGN



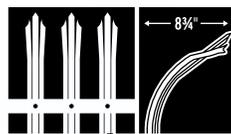
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TRIDENT™



STRONGHOLD™



GAUNTLET™

PALES

2.75" W X 14 GA.

RAILS

2" X 2" X 11 GA.

I-BEAM POSTS

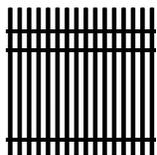
3" X 2.75" X 12 GA.
4" X 2.75" X 11 GA.

HEIGHTS

6', 7', 8', 9', 10'

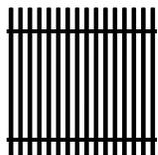


PANELS



3-RAIL PANELS

Available in
6', 7', 8', 9'
& 10' heights



2-RAIL PANELS

Available in
6', 7' & 8' heights

6' not available in Gauntlet

COLORS



BLACK



BRONZE

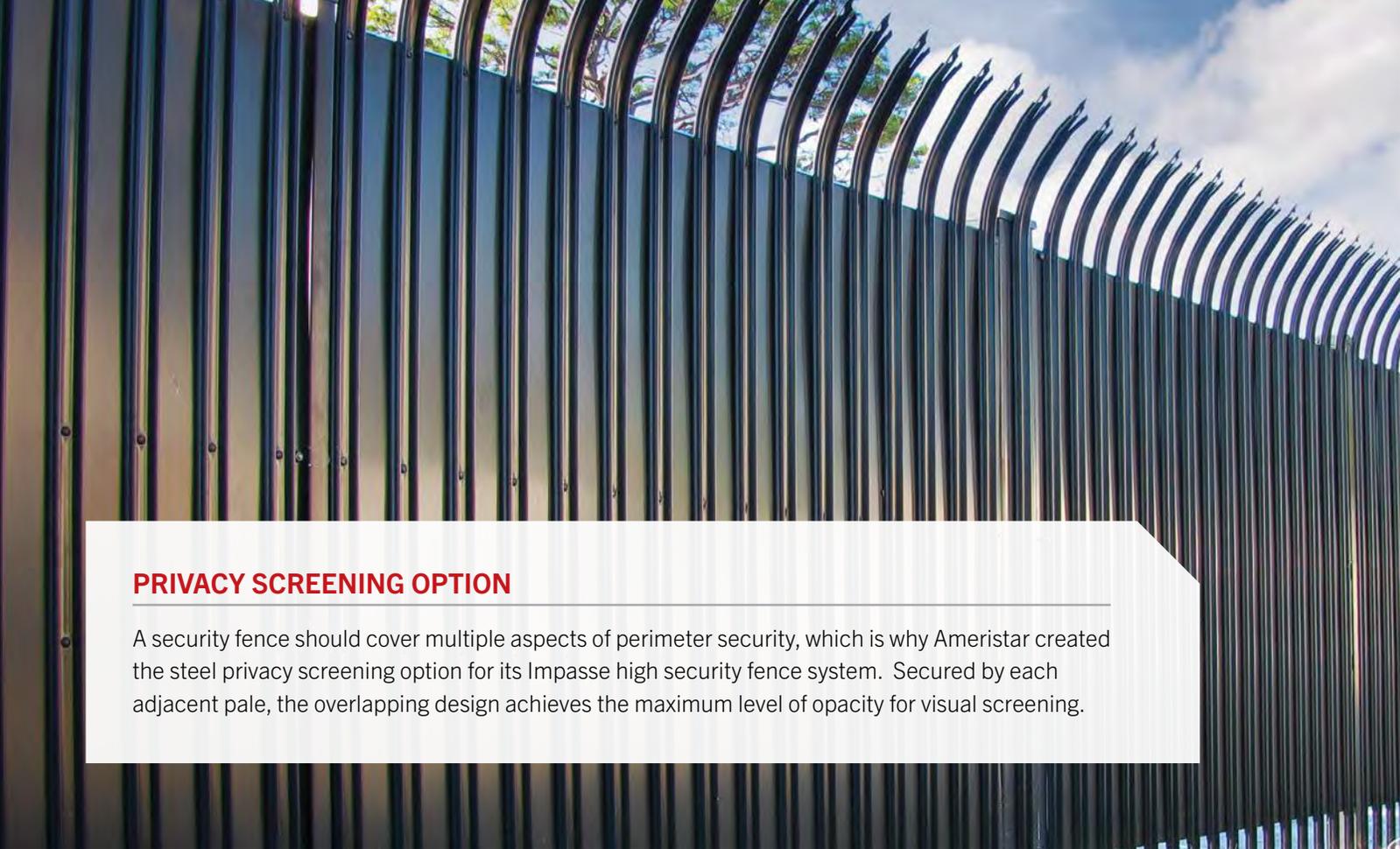


SAND



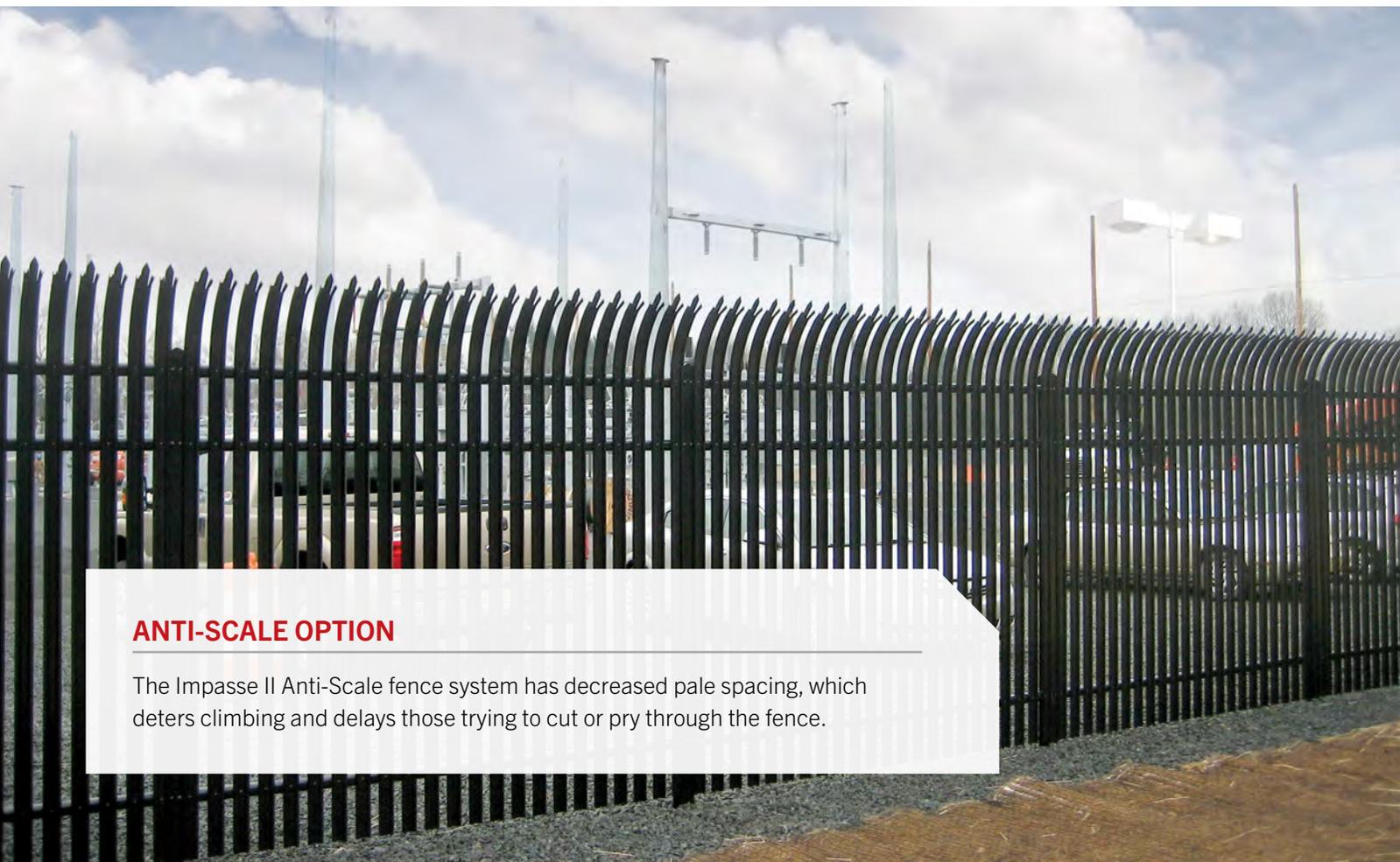
WHITE

*Refer to color sample for actual color
Custom colors also available.*



PRIVACY SCREENING OPTION

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



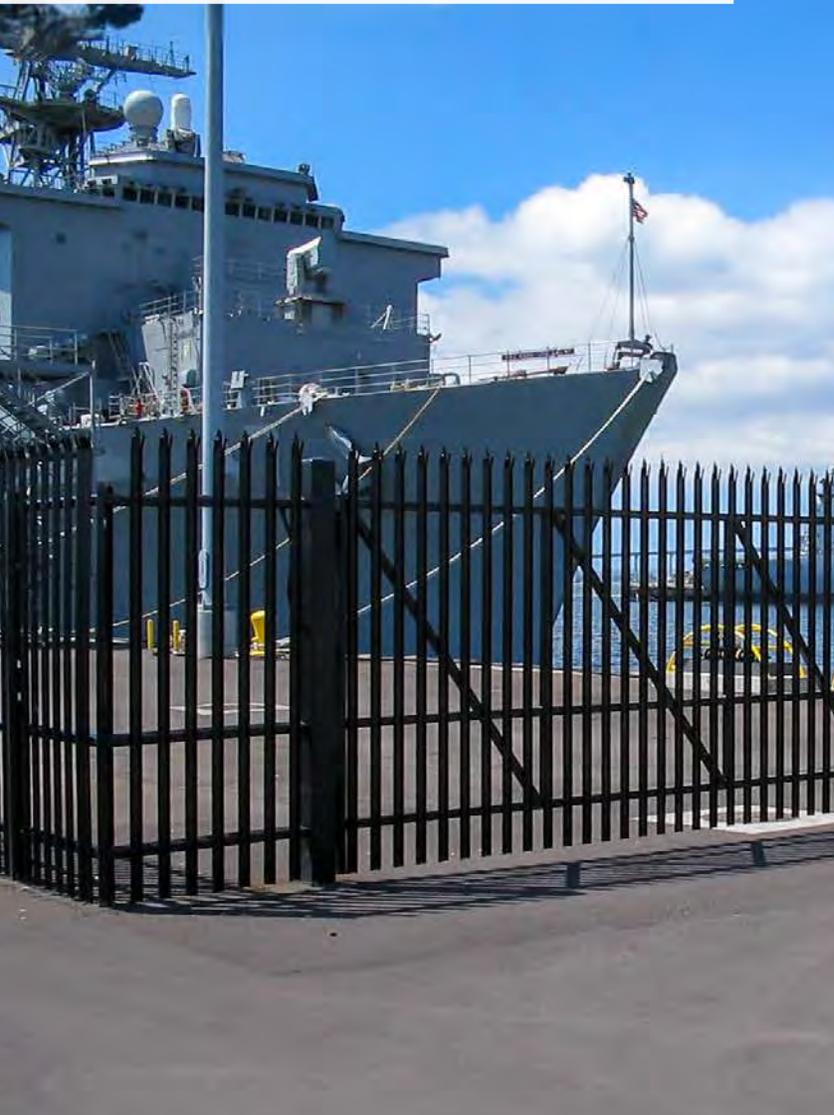
ANTI-SCALE OPTION

The Impasse II Anti-Scale fence system has decreased pale spacing, which deters climbing and delays those trying to cut or pry through the fence.

SLIDE AND SWING GATES

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

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



PASSPORT™



TRAVERSE™



EXODUS

CORROSION TESTING

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

CORROSION-PROCESS



PAINTED STEEL



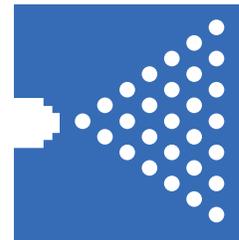
PRIMED &
PAINTED STEEL

PERMACOAT™

THE INDUSTRY STANDARD SINCE 1992

In our unique PermaCoat process, our pre-galvanized steel base undergoes an 11-stage cleansing and preparation process. PermaCoat's corrosion resistance exceeds that of painted surfaces with a "no-mar" polyester powder top coat. This dual coating not only withstands weathering but also reduces scratch and burnishing marks often seen during shipping.

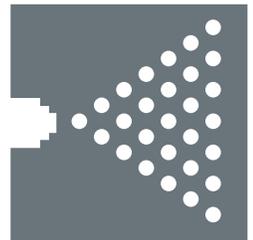
PRE-TREATMENT



ALKALINE WASH

Cleans metal for proper
adhesion of zinc phosphate

1



FIXIDINE RINSE

Rinses excess alkaline prior to
zinc phosphate application

2



*Impasse II is backed by over 30 years
of excellence in the fencing industry.*





SINGLE COAT PROCESS

Iron Phosphate + Polyester Powder Coat



SINGLE COAT PROCESS

Phosphate + Polyester Powder Coat

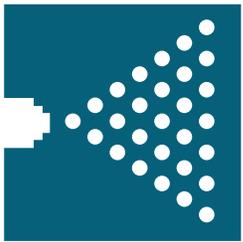


PERMACOAT PROCESS

Phosphate + Epoxy Powder Coat + Polyester Powder Coat



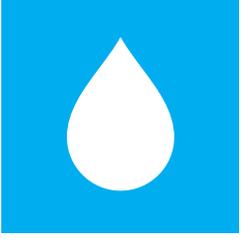
After these **7 stages**, the steel surface will be completely prepped for the **next 4 coating stages** by **removing everything** that **inhibits** proper adhesion.



PHOSPHATE

Corrosion resistant layer that assists in bonding powder coating

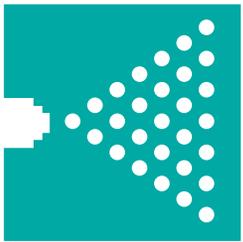
3



CLEAR WATER RINSE

A bit of clean H₂O to prep for the next phase

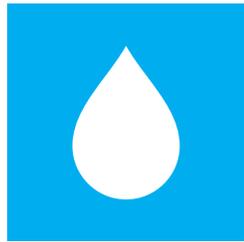
4



NON-CHROMATE SEAL

Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE

Final wash in H₂O to remove any excess debris or particles

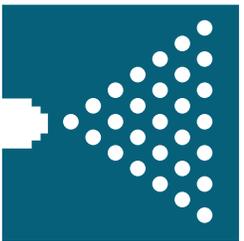
6



DRYING OVEN

Eliminates all moisture prior to double coating

7



EPOXY POWDER COAT

Epoxy powder is electrostatically applied

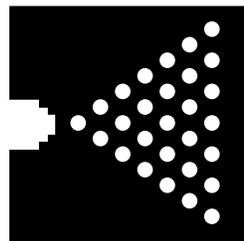
8



EPOXY GEL OVEN

Powder is gelled & cured to finish coat

9



POLYESTER POWDER

TGIC powder is electro-statically applied

10



FINISH CURING OVEN

Seals finish for years of maintenance-free use

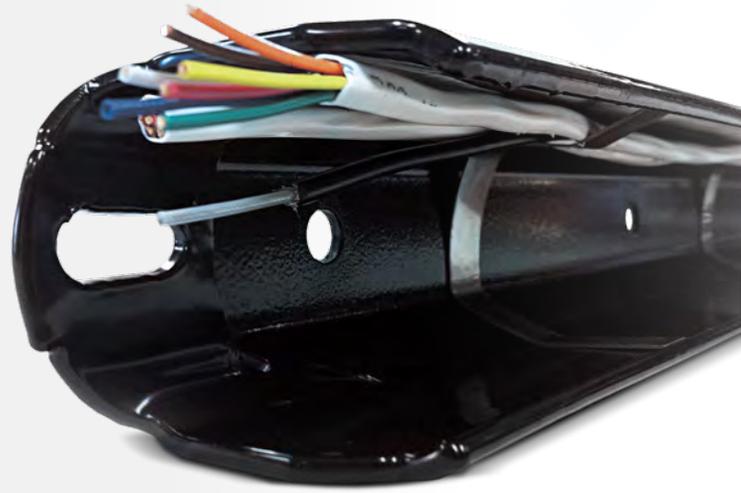
11

DOUBLE COATING



SYSTEMS INTEGRATION

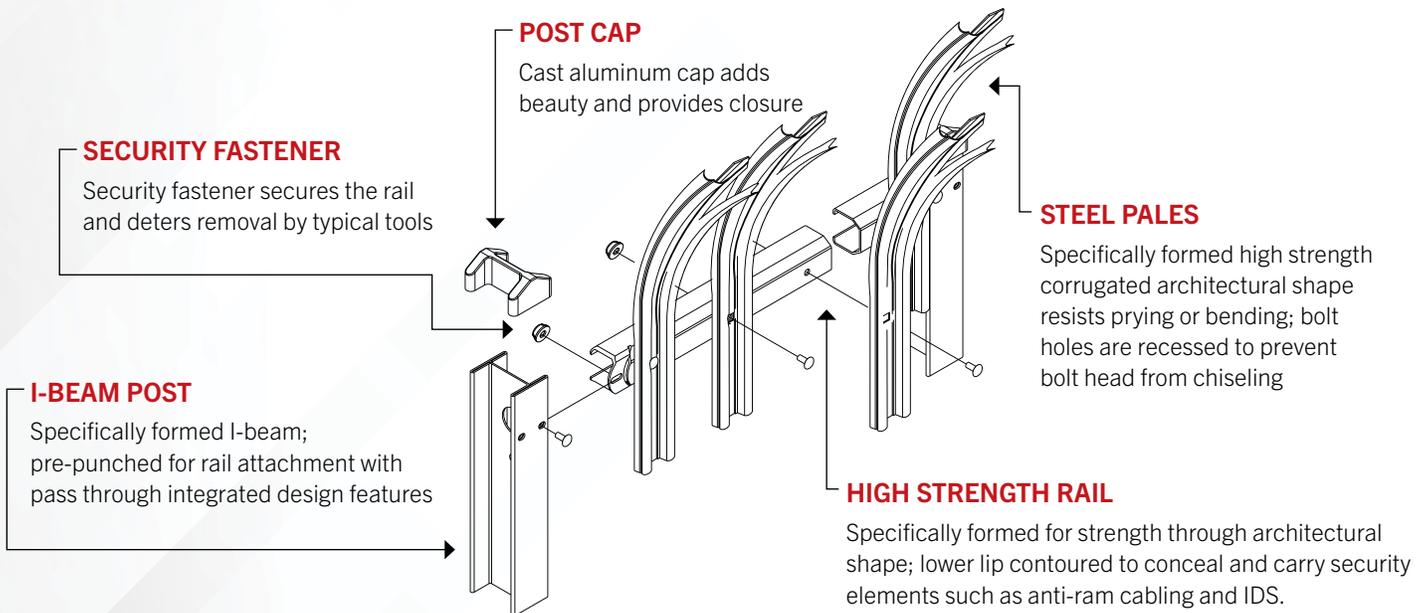
The Impasse II framework is a raceway for wiring, conduits, and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring, becoming a value-added solution for perimeter security upgrades.



(Inside of rail shown above / view from protected side)

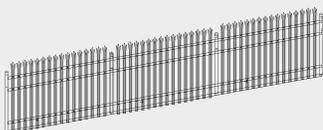
When installing these security elements, use Impasse II as a platform:

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

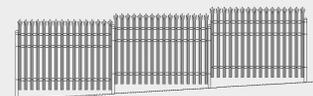


RACKABLE VS STAIR-STEP

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



FULLY RACKABLE PANELS



STAIR-STEPPING PANELS



ARCHITECTURAL SUPPORT AND SOLUTION SERVICES

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 and entry solutions for their projects.

Services

- Extensive library of project photos
- BIM & CAD drawings
- Architectural specifications
- Project budget quotes



ANTI-RAM BARRIER & IMPASSE II

Stalwart integrates with Impasse II to create a high security fence system with anti-ram capabilities. Together, they form a crash-rated barrier, ensuring the highest level of protection. Stalwart IS is a great visual deterrent that delivers strength and fortitude to keep any assailant from easily breaching the perimeter.

Stalwart offers multiple anti-ram ratings. Each installation can be designed with the most appropriate stand-off distance from the assets.

M50 M40 M30 PU60 PU50 PU30 K12 K8 K4

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ASSA ABLOY

To: Krysti Barksdale-Noble
From: Katie Fraser, JC Witt
Date: May 16, 2025
Subject: Response to Plan Council Meeting Follow-Up Letter

Dear Krysti,

Thank you and all the staff at the City of Yorkville for your time on April 24, 2025. Below are responses to the individual comments/feedback items that were provided in the letter dated April 28, 2025. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

GENERAL APPLICATION COMMENTS:

Item 1:

The petitioner has provided ownership authorization for submitted applications for the parcels owned by George Ostreko Jr. (#02-07-200-010, #02-07-200-001, and #02-07-200-008) and Mary Auer (#02-07100-008 and 02-06-400-005).

Item 2:

The petitioner shall provide the remaining ownership authorization from property owner Jerry G. and Marilee Foltz (#02-07-200-009).

PLD Response: Owner authorization form will be provided upon receipt.

PRELIMINARY PUD PLAN COMMENTS:

Item 3:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the adjacent property lines on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 4:

The petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the nearest existing residential or commercial structures on a revised Site Plan.

PLD Response: Requested dimensions will be added to the site plan.

Item 5:

The petitioner shall provide a “2,000 ft. Residence District Building Height Restriction Zone” buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.

PLD Response: Requested buffer will be added to the Preliminary PUD Plan.

Item 6:

The petitioner will confirm if they intend to accommodate the proposed realignment of E. Beecher Road as recommended by the City Engineer and Public Works Director.

PLD Response: Petitioner requests additional meeting with City Engineer and Public Works Director to discuss East Beecher Road Realignment. PLD strongly prefers option 5 or 5A.

- a. If so, the petitioner will address roadway alignments recommended by City Engineer on a revised Site Plan.

PLD Response: Site plan will be revised following meeting with City Engineer and Public Works Director.

Item 7:

The petitioner will confirm whether they still wish to pursue the vacation of W. Beecher Road and, if so, explain how access will be provided to the approximately 18-acre parcel located south of Galena Road (#02-06-400-001), which is included in the proposed Project Cardinal development.

PLD Response: PLD proposes to vacate West Beecher Road. The 18-acre parcel located east of the site (“Neighboring Property”) can add access off of Galena Road, either where the existing Beecher Road Access currently is or at a new access point further to the east. The revised site plan eliminates the proposed curb cut adjacent to the Neighboring Property; this should alleviate concerns regarding proximity of curb cuts on Galena Road.

Item 8:

The petitioner will indicate the recommended easements for trails and proposed sidewalks on an updated Site Plan.

PLD Response: Proposed trails have been added to the site plan.

Item 9:

The petitioner will verify the correct parking count on the Site Plan.

PLD Response: Parking count will be verified on the revised site plan.

Item 10:

The petitioner will provide a traffic study and traffic management plan.

PLD Response: PLD will provide a traffic study and traffic management plan. Scoping for traffic study will require input from City Engineer and Public Works Director.

Item 11:

The petitioner will provide a revised Landscape Plan indicating the proposed areas they seek relief from the recommended eight (8) foot tall berm within the required 100-foot landscape buffer. Architectural renderings or illustrative view shed exhibits are highly recommended to demonstrate the proposed vegetative screening in the areas seeking relief.

PLD Response: PLD intends to work with the City on the appropriate location for berms based on sound and viewsheds.

Item 12:

The petitioner will provide architectural building elevation plans indicating proposed building materials and dimensions. The plans shall also illustrate greater architectural articulation, variation in materials, and a more dynamic color palette to those buildings visible from Eldamain, E. Beecher and Galena Roads.

PLD Response: Project architect is working on generating the requested building elevations. PLD intends to have elevations completed ahead of the scheduled EDC meeting.

Item 13:

The petitioner will provide a pre-construction/existing conditions noise study of subject property and narrative of mitigation steps they intend to employ to ensure compliance with the City's noise ordinance standards.

PLD Response: PLD is actively working to identify a consultant to perform the requested baseline noise study. The proposed plan will be communicated to the city ahead of execution to confirm the city requirement is being satisfied.

Item 14:

The petitioner will provide details on the fence type and material.

PLD Response: Cut sheets of the proposed fence type and material have been provided with this response.

Item 15:

The petitioner will provide additional narrative or details regarding the proposed use of ion-lithium batteries within the data center campus structures.

PLD Response: Project team is working on the requested narrative for lithium batteries. Additional meeting is requested with the fire department.

DEVELOPMENT OFFSETS:

Item 16:

The petitioner is requested to provide the planned average and maximum day water use for the development. The anticipated sanitary sewer flows should also be provided. These numbers will then be used to determine the infrastructure needed to serve this development.

PLD Response: Revised water estimates will be provided ahead of EDC meeting date.

Item 17:

The petitioner is requested to provide estimates of utility taxes and property taxes expected to be generated per building.

PLD Response: PLD is working on utility and property tax estimates and will provide upon completion.

Item 18:

Regarding the requested contributions for entryway/gateway signage, regional park development, and other discussed community investments, staff plans to provide a total estimated amount and a per-acre fee for each data center developer, proportionate to the scale and impact of their respective developments. A detailed estimate from the City is forthcoming and will be provided to the petitioner in advance of the EDC meeting for their consideration.

PLD Response: Noted.

COMMUNITY MEETING COMMENTS:

Item 19:

While not discussed in the meeting, per Section 10-8-5-B-1-a of the Unified Development Ordinance, a community meeting conducted by the petitioner of area/neighborhood property owners, explaining the proposed data center campus development, at their own expense and at a location of their choosing may be required prior to the Planning and Zoning Commission public hearing date.

PLD Response: Community meeting will be scheduled ahead of City Council hearing date.

- b. Accordingly, the petitioner will reach out to the various homeowners' adjacent properties along Eldamain Road, E. Beecher Road, Corneils Road, and residents within the Caledonia residential subdivision approximately 0.5 miles southeast of the proposed data center campus.

PLD Response: Noted.

- c. This outreach will need to occur prior to the City Council and Planning and Zoning Commission (PZC) public hearings providing an opportunity to present the plan and gather feedback from residents.

PLD Response: Noted.

To: Krysti Barksdale-Noble
From: Katie Fraser, JC Witt
Date: July 11, 2025
Subject: Follow up to 6/24 City Council Meeting Items

Dear Krysti,

Thank you and all the staff and City Council members at the City of Yorkville for your time on June 24, 2025. Below are responses to comments and questions that required follow-up. We look forward to further discussion and collaboration with you and your colleagues regarding these matters. Please do not hesitate to contact me with any questions or concerns.

Item 1 – Decommissioning the development.

Prologis Response: As a clarification to a question about decommissioning, the developer intends to construct and operate a purpose-built data center campus with no alternative future use envisioned for the site. The data center campus buildings and infrastructure (e.g., drive aisles, parking lots, stormwater management facilities) are intended to be “permanent” improvements, much like improvements constructed as part of an office, industrial, or residential development. Accordingly, the only planned decommissioning activity will involve the removal and replacement of mechanical equipment at the end of its operational life.

Item 2 – Does Prologis work with organized labor and does PLD expect to utilize union labor on Project Steel?

Prologis Response: Prologis developments in the Greater Chicago Area, both industrial and data center have historically utilized 100% union labor. Prologis intends to utilize union labor for Project Steel.

Item 3 – Sewer Discharge

Prologis Response: The anticipated sewer discharge per building is approximately 315 GPD. This is a preliminary number and may vary depending on the final design and user of the project.



ENGINEERING ENTERPRISES, INC.

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

April 4, 2025

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

**Re: *Project Steel
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville***

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Preliminary PUD Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Conceptual Landscape Plan (1 sheet) dated March 14, 2025 and prepared by Langan Engineering
- Trip Generation Memo dated March 14, 2025 and prepared by Langan Engineering
- Other Supporting Documentation

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

General

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

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

Preliminary PUD Plan

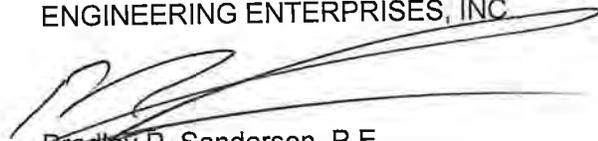
6. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. The access points should align with the proposed Project Cardinal access points to the north.
7. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
8. The proposed Eldamain Road connection will need to be reviewed and approved by the Kendall County Highway Department. Eldamain Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. Generally, they have commented that the location is acceptable, but it may have to be shifted slightly to the south to achieve a 1/3 mile spacing from Galena Road.
9. Kendall County is seeking a total of 150' of right-of-way dedication (75' along the east side) along Eldamain Road. City utility easements will be required outside of the right-of-way.
10. The City will have jurisdiction over the proposed new Beecher Road. A minimum of 80 feet right-of-way will be required.
11. Consideration should be given to reconstructing E. Beecher Road from the project property limits to Galena Road.
12. Intersection improvements at E. Beecher Road and Galena Road may be required.
13. West Beecher is proposed to be vacated. The developer should confirm that this will not adversely affect properties adjacent to the roadway and all adjacent properties have appropriate access.
14. The proposed new Beecher Road does not align with the existing Beecher Road south of Corneils Road. This is not acceptable to the City. The roadways will need to align with no jogs.
15. Corneils Road will need to be reconstructed across the frontage of the property. Consideration should be given to reconstructing across ComEd's parcel as well.
16. We will require a right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.

17. The proposed access point located just west of new Beecher Road appears to be too close to the intersection.
18. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
19. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.
20. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.
21. The developer should identify the proposed construction access points.
22. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.
23. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

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

Respectfully submitted,

ENGINEERING ENTERPRISES, INC



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

BPS/tnp/pgw2

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

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,
knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Three-Phase Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed three-phase development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits located approximately 2700 ft Southeast of the closest Project Steel building shown in the preliminary PUD (on Ryan Drive, Caledonia Drive, and Lauren Drive). The distance between the proposed data center buildings and these residences will be beneficial, and we expect the project can meet the noise ordinance at this distance with planning and if noise mitigation measures are implemented.
5. The closest residential land use within the City of Yorkville is 1400 feet east of the nearest data center building, located at 1414 Eldamain Road. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance, potentially at completion of each project phase.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the West, South, and East of the proposed Data Center Campus on Eldamain, Corneils, and East Beecher Roads.

****END OF MEMORANDUM****

MEMORANDUM

April 28, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville,
knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Steel Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 24th Plan Council Meeting

On April 24, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments in responses to our acoustics-related discussion:

1. *Continuous Noise Monitoring:* The City is interested in requiring continuous noise monitoring during the construction and operation of the Project Steel and Project Cardinal data centers. We spoke with two sound level meter manufacturers, NTi and Larson Davis, regarding their continuous noise monitor offerings. The estimated cost for the hardware is \$12,000 - \$25,000 per monitor. This includes the purchase of a sound level meter, microphone, outdoor case, permanent mounting, solar power, and modem. There are also labor costs associated with site selection, installation coordination, setup, training, and data review. Let us know if you would like us to investigate further.
2. *Equipment Placement:* As discussed in the Plan Council meeting, the best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.
3. *Operational Conditions:* We recommend an update to item 31.kk.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance. Matching the pre-development baseline may be impractical for a project of this scale, and the ordinance is designed to balance the city's needs for development and protect residents from excessive noise.

****END OF MEMORANDUM****



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: April 2, 2025
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**
SEC of Galena Road & Eldamain Road east toward E. Beecher Road
Proposed Data Center Campus and On-Site Substation Development

I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD), Preliminary PUD Plan and Project Narrative for Project Steel received March 14, 2025 as submitted by Ancel Glink P.C., attorney, on behalf of Prologis, L.P., petitioner, as well as a conceptual Preliminary PUD Plan dated 03/14/25, Proposed Phasing Schedule, Conceptual Landscape Plan dated 03/14/25, a Trip Generation Memorandum and exterior building renderings all prepared by Langan.

The petitioner, as contract purchaser, along with property owner Rosenwinkel Family Trust Et Al, is seeking approval for the annexation of sixteen (16) parcels totaling 540 acres (subject property). These parcels will be part of a master planned high-tech data center campus. The petitioner also requests the rezoning of the subject property to within the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of twenty-four (24) two-story data center buildings totaling approximately 9.5 million square feet, three (3) electrical substations, associated stormwater detention basins, equipment yards, and a proposed right-of-way vacation of W. Beecher Road.

The plan proposes three (3) phases of development with each phase of development including between 7-9 data center buildings, one (1) substation, and eight (8) associated stormwater basins. If approved, construction is anticipated to begin in summer of 2027, with full campus buildout happening over the course of 20 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners of the subject property prepared by the petitioner and submitted as part of the application and noted several owners of record's affidavit as part of the aforementioned petitions were not included.
 - a. **According to the Kendall County tax records the owner of parcels #02-07-200-010, -001, and -008 is GEORGE OSTREKO JR ET AL; owner of parcels 02-07-100-008 and 02-06-400-005 is MARY AUER; and the owner of parcel 02-07-200-009 is JERRY G. MARILEE FOLTZ.**
 - b. **Please have the owners of record execute a notarized application stating they are party to the annexation, rezoning, PUD and Preliminary PUD Plan application requests.**

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of sixteen (16) unincorporated parcels totaling 540-acres as broken down below:

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

3. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
4. **CONTIGUITY** – Contiguity with the current City of Yorkville corporate boundaries is established through the Hagemann and Bright Farms parcels to the west, Westbury South Village to the south, and the Bennett and Yorkville Renewables Solar Farm properties along with Westbury East Village to the east.
5. **ANNEXATION AGREEMENT** – The petitioner states they anticipate entering into an annexation agreement with the City “containing mutually beneficial terms governing the Subject Property’s annexation and future development.”

GENERAL ZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all sixteen (16) parcels upon annexation within the subject area to M-2 General Manufacturing District.
- a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning the parcels to be annexed to the M-2 General Manufacturing District.
7. **SURROUNDING LAND USE & ZONING** - The following is a summary of the current zoning classifications and land uses of the properties immediately surrounding the subject site. This information provides context for the existing development patterns in the area and helps assess the compatibility of the proposed use with adjacent properties and overall community planning objectives:

	Zoning	Land Use
North	A-1 (Kendall County)	Farmland
	M-1 Limited Manufacturing (Kendall County)	Agricultural
	M-3 Manufacturing Special Use (Kendall County)	Earth Materials Extraction, Processing and Site
	Galena Road (Rte. 30)	Transportation Land Use
East	A-1 Agricultural (Kendall County)	Farmland
	A-1 Agricultural Special Use (Kendall County)	Farmland
	A-1 Agricultural Special Use (Yorkville)	Farmland (Solar Farms)
	R-2 Single-Family Traditional District Beecher Road	Farmland (Westbury East Village) Transportation Land Use
South	A-1 Agricultural District Special Use (Kendall County)	Camp Mutty Paws (Dog Kennel)
	M-1/M-2 Limited/General Manufacturing (Yorkville)	Bright Farms
	R-4 General Multi-Family Residence District	Farmland (Westbury South Village)
	Commonwealth Edison – Transmission Station Corneils Road	Utility Land Use Transportation Land Use
West	M-2 General Manufacturing District (Yorkville)	Farmland (Hagemann)
	M-1 Limited Manufacturing (Kendall County)	Auto Repair (Jet’s Towing)
	A-1 Agricultural/R-1 District (Kendall County)	Residential Land Use
	Eldamain Road	Transportation Land Use

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

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

PLANNED UNIT DEVELOPEMENT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

c. An application for Planned Unit Development (PUD) was **not included** in the packet submittal. However, responses to the PUD standards were provided in the narrative prepared by Gregory W. Jones of Ancel Glink.

i. **Staff recommends a formal application for Planned Unit Development (PUD) be provided which identifies at least one (1) modification standard found in Section 10-8-8D of the UDO.**

d. **Staff recommends the petitioner consider the following modification standards which may be applicable to the proposed data center campus development:**

- i. Modification Standard #11 “Funding or Construction of Public Roadways”. The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.
 - 1. **Staff believes this modification standard does apply, as the proposed development may be required to make roadway improvements to E. Beecher Road, Corneils Road, and at the intersection at Galena Road and E. Beecher Road.**
- ii. Modification Standard #12 “Regional Utility Improvements”. The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.
 - 1. **Staff believes this modification standard does apply, as the proposed development will be required to construct and extend public utilities (water and sanitary) to the property.**
- e. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

- f. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.
- g. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE** – The petitioner proposes to develop the subject property in three (3) phases over an estimated twenty (20) year period, with each phase being served by its own stormwater and other infrastructure. According to the Project Steel’s narrative, construction of the first phase is anticipated to begin during the summer of 2027. Below is the proposed phase development:

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

- h. **Staff recommends the phasing plan consider minimizing impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures.**
- i. **What is proposed for the future development of the 84 acres on the east side of proposed realigned E. Beecher Road?**

12. **BUILDING SETBACKS/BUILDING SEPARATION** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

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

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

- a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.
 - 1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**
- b. **Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?**
 - 1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **The petitioner is seeking a zero (0) foot building setback for all buildings within the campus-style development, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines meeting the minimum standard on all lots. Staff supports this request due to the site being served primarily by internal private access drives.**
- c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.**

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**
13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.
 - j. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).
 - k. The City is currently in the process of adopting specific development standards for data center campus developments.
 - l. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**
14. **NUCLEAR ENERGY USES** – Staff requires the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for the proposed two-story data center buildings to top of the building’s roof and to the top of rooftop equipment. As proposed buildings will not exceed 56.5’ to top of structure and 70’ to top of rooftop equipment.
 - m. **Staff recommends a maximum overall height for data center buildings within 2,000 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.**
 - i. **The petitioner shall provide a “2,000 ft. Residence District Building Height Restriction Zone” buffer on the Preliminary PUD Plan indicating which proposed data center buildings will fall within this zone.**
16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 60% in Phase 1 and 70% in Phases 2 and 3.
17. **VEHICULAR/PEDESTRIAN ACCESS** – The site features a total of seven (7) access points, including two (2) primary access drives—one from Corneils Road and one from Eldamain Road. Additionally, there are three (3) emergency access points: one off Galena Road and two along the proposed realigned E. Beecher Road. The site also includes two (2) direct access drives—one from Galena Road serving Substation #2 and one from Corneils Road serving Substation #1. All access points connect to an internal 30-foot-wide looped roadway system, which provides

circulation throughout the development, linking all 24 data center buildings, associated equipment yards, three (3) substations, and nine (9) stormwater basins.

- ii. **Will the two (2) access drives to the substations intended exclusively for the user and ComEd, and will these access points will also be locked and secured? It appears some of these access drives are outside the fenced perimeter.**
 - iii. **It appears the proposed primary access points to the data center will be fenced. Will these entry points be guarded stations requiring extensive security verification before entry?**
 - iv. **It is essential that realignment of E. Beecher Road remains a seamless roadway—there can be no jogs or 90-degree curves. It must function as intended in our comprehensive plan, which may necessitate the reorientation or reconfiguration of buildings near Substation 1. Additionally, the road should serve as an attractive entry to the community, with proper beautification efforts, such as landscaping, berms, setbacks, and aesthetically designed buildings facing Beecher.**
 - 1. **Staff defers to City Engineer and Public Works Director regarding site access and roadway alignments.**
- n. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #5**).
- i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.
 - ii. **Staff has concerns regarding access for adjacent parcels. The control over adjacent parcels is a key concern. Currently, Prologis does not control all parcels in the area of the roadway, making it difficult for the City to justify blocking access to W Beecher for the Hagemann parcel, as well as the vacant parcels at the southeast corner of W. Beecher and Galena Road. Therefore, at this point staff does not support this deviation.**
- o. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (Deviation #6).
- i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is

unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

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

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

a. The recapture amount is approximately ~161.00 per lineal foot of frontage along

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

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

19. **PARKING** - According to the Site Plan submitted, there are 1,080 total parking spaces to be provided on the property to accommodate the proposed twenty-four (24) building data center campus and electric substation uses as detailed below:

<i>Location</i>	<i>Sq. Ft.</i>	<i>Provided Parking Spaces</i>	<i>Parking Required 0.3 Per 1,000 Sq. Ft.</i>
Phase 1			
Building 1	379,100	45	114
Building 2	379,100	45	114
Building 3	379,100	45	114
Building 4	379,100	45	114
Building 5	379,100	45	114
Building 6	379,100	45	114
Building 7	379,100	45	114
Phase 2			
Building 8	379,100	45	114
Building 9	379,100	45	114

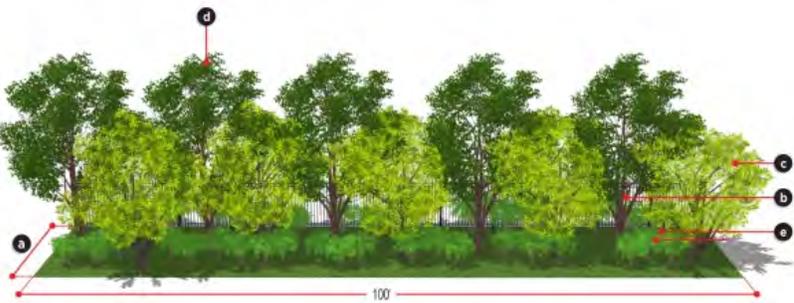
Building 10	379,100	45	114
Building 11	379,100	45	114
Building 12	379,100	45	114
Building 13	379,100	45	114
Building 14	379,100	45	114
Building 15	379,100	45	114
Building 16	379,100	45	114
<i>Phase 3</i>			
Building 17	379,100	45	114
Building 18	379,100	45	114
Building 19	379,100	45	114
Building 20	379,100	45	114
Building 21	379,100	45	114
Building 22	379,100	45	114
Building 23	379,100	45	114
Building 24	379,100	45	114
TOTAL	9,477,500	1,080	2,736

- p. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 379,100 sq. ft. requiring ~114 parking spaces per building, however, they contend the actual parking demand will be approximately 45 spaces per building (Deviation #3).
- i. Note, Preliminary PUD Plan states 45 spaces per building, while the narrative stated 47 parking spaces per building. Staff has deferred to the Preliminary PUD Plan, but the petitioner must verify the correct parking count.
- q. Staff has estimated the total required parking for the subject property is 2,736 spaces, including 55 ADA accessible spaces. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a minimum of 55 electric vehicle charging stations.
- i. The petitioner is proposing to provide 25 ADA accessible parking spaces and 21 E/V parking stalls.
- ii. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, however, staff recommends a fee in lieu of the difference in the required electrical vehicle charging station infrastructure and provided stations (34) which will be used to install electric charging stations in the downtown or at other public facilities.
- r. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (Deviation #7).
- i. No waiver required as it is a parking bonus mechanism, not a requirement.

- s. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #4**). **Staff supports the request.**
20. **TRAFFIC IMPACT** – The petitioner has provided a Trip Generation Technical Memo prepared by Langan providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 1,440 trips. **Staff defers to the City Engineer regarding Trip Generation Technical Memo.**
- t. **Traffic Management Plan** – **Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**
21. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).
- u. Per staff’s review, the following sections of the Landscape Plan would apply:
- i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.
1. **Petitioner is seeking relief from this standard. However, plans indicate a buffer planting area around the individual data center building.**
- a. **The petitioner shall verify if the building foundation landscape zone is being met or not per the Conceptual Landscape Plan.**
- ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.
1. **Petitioner has indicated parking area buffer (perimeter) landscape zone plantings on Conceptual Landscape Plans.**
- iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. Petitioner is seeking relief from this standard. Staff supports this request.

- iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
1. Petitioner has indicated a 50' wide buffer planting area with shade, ornamental, and evergreen tree mix. The petitioner also proposes enhanced entry landscaping to the two (2) primary access points located at Corneils Road and Eldamain Road.
 2. **Staff recommends a 100' Transition Type D Zone Landscape Buffer on the Conceptual Landscape Plan.**



3. Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.

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

- v. Petitioner proposes to utilize primarily ground mounted mechanical equipment with the equipment yard but will also utilize rooftop mounted equipment.
- w. As proposed, ground mounted mechanical equipment will be screened with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units.
 - i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**
 - ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**
 - iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

- iv. Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening.

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

- x. Petitioner has not provided manufacturers brochure of proposed security fencing. However, they are requesting to have twelve (12) foot tall security fence extend beyond the front plane of the primary building façade (Deviation #10).

- i. Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.

- ii. Petitioner must provide details on the fence type and material.

- iii. Staff questions the request for a twelve-foot (12'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence when previous data center developers have requested ten foot (10') tall fences.

- 1. The petitioner needs to justify this request before staff can provide a recommendation.

- iv. Will the fences be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department)?

24. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, “Battery Uses” are permitted within the M-2 General Manufacturing District. “Battery Uses” are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

- y. The petitioner’s plans do not indicate that battery uses, or storage, is proposed for the development. Please verify if battery uses or storage is planned for the proposed data center campus.

- z. If so, staff will require the following:

- i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

- ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (See comment #31 Recommended Operational Conditions)

- iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-

rated enclosure and must have an automatic sprinkler system and detection system.

25. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

aa. The petitioner has submitted exterior building renderings featuring a minimalist façade with clean lines and a predominantly white or light grey exterior, likely composed of metal panels or precast concrete for durability and thermal efficiency. However, the design incorporates few windows and architectural interest only at the building entrance.

i. **Staff recommends the petitioner provide architectural building elevation plans indicating proposed building materials and dimensions.**

bb. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance on the long blank expanses of the side facades.**

cc. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement (Deviation #11).**

i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the side facades and improve overall aesthetics.**

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

26. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

dd. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

27. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

ee. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but refer to previous comments under #17.**

ff. **Staff defers to the City Engineer regarding the realignment of E. Beecher Road.**

28. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations but does propose ground-mounted entry way signage on Corneils Road, Eldamain Road, and Galena Road.

gg. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

hh. Single-tenant monument signs may have a maximum sign area of 32 square feet and a maximum height of 8 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 48 square feet and a maximum height of 12 feet.

ii. Multi-tenant signs are permitted a maximum sign area of 32 square feet and a maximum height of 10 feet is designed utilizing base quality materials. Signs constructed of high-quality materials are permitted a maximum sign area of 64 square feet and a maximum height of 14 feet.

i. **See comments under #32 Comprehensive Plan and #33 Development Offsets entryway and placemaking elements.**

29. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Eldamain Road or Corneils Road with internal building numbering/identification?**

30. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

jj. **How tall do you anticipate the light standards will be for the data center campus?**

i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

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

kk. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

- i. A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility’s design will meet local noise limits
 - ii. A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.
 - iii. Annual noise monitoring is recommended to be conducted by the City’s sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.
- ll. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:
 - i. Only between the hours of 11am-5pm on weekdays and non-holidays.
- mm. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:
 - i. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
 - ii. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.
 - iii. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
 - iv. Must work with KenCom emergency managers to be part of text or siren alert systems.
- nn. **Building Code Standards** – The following building code standards shall apply:
 - i. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
 - ii. Compliance with the National Fire Protection Association (NFPA) 855.

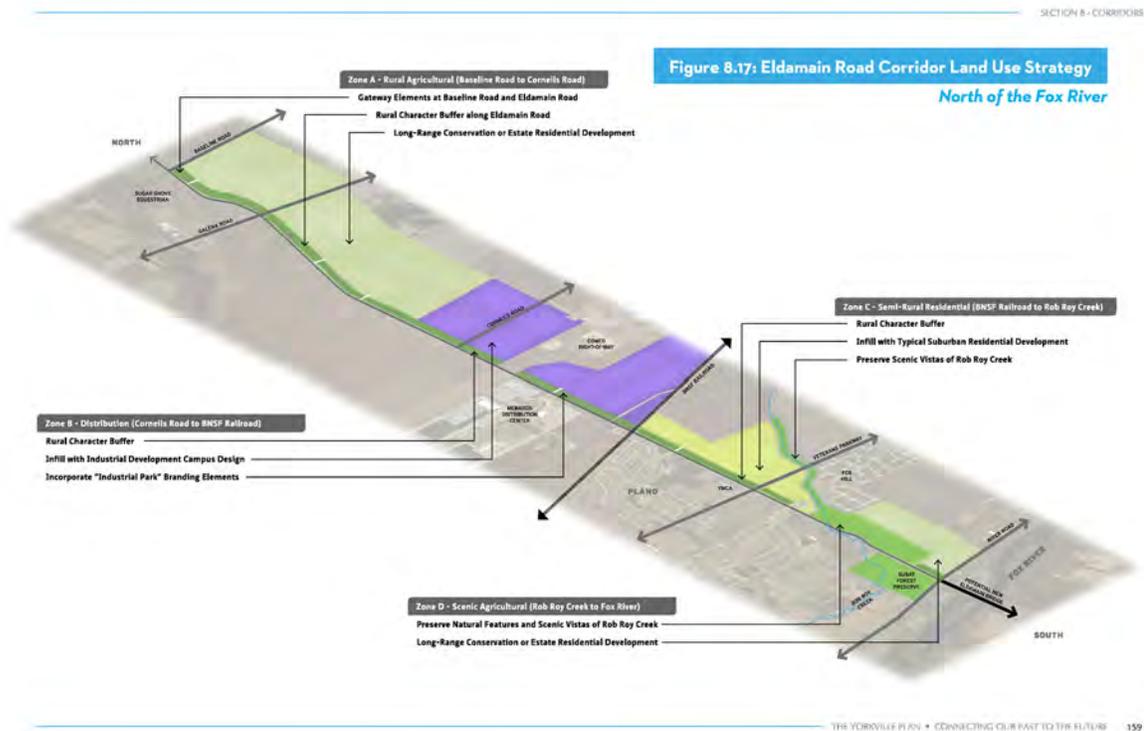
32. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Steel as “Estate/Conservation Residential (ECR)”. The “Estate/Conservation Residential (ECR)” is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing.

oo. **The current future land use designation reflects a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan’s timeline. While the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”**

pp. **Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would**

like to note the following recommendations from the Comprehensive Plan related to the subject property:

- i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as “Zone B – Distribution (Corneils Road to BNSF Railroad)” meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50’ to 100’ buffer to maintain the zone’s semi-rural visual character.



33. **DEVELOPMENT OFFSETS** - As part of the City’s efforts to balance the scale and impact of the proposed 540-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City’s identity, donating land and funding the development of a regional public park, community investment within the City’s downtown, and dedicating land to the local fire protection district for a future facility to address increased service demands as described below:

qq. **Entryway/Gateway Signs**

- i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of one (1) Gateway Element/Entryway Monument Signs located at the southeast corner of Galena Road/Eldamain.**

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 “Placemaking.” The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

rr. Parks & Recreation

- i. Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 “Provision of a Regional Park.” The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

ss. Utility Infrastructure

- i. It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements.

tt. Utility & Property Taxes

- i. Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates.

uu. Community Investment

- i. Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #33. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner’s investment will help accelerate these outcomes for the broader community.

vv. Bristol Kendall Fire District

- i. Staff requests the petitioner purchase and donate (or provide cash in lieu of) a minimum of five (5) acres for a future fire station with potential locations at the following at the discretion of the fire protection district:

1. Site #1 the unplanned ~8-acre parcel located at the NEC of Corneils and Future Beecher Road

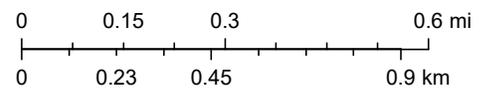
2. Site #2 within the ~84-acre area of “future development” on the eastside of the Proposed Beecher Road.

Eldamain Road Recapture Benefitted Parcels



6/26/2024, 1:45:10 PM

1:23,646



Nearmap, Map data from OpenStreetMap



Yorkville Police Department Memorandum
 651 Prairie Pointe Drive
 Yorkville, Illinois 60560
 Telephone: 630-553-4340
 Fax: 630-553-1141

Date: March 24, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: List Project Name: Project Steel Data Center - Prologis
 List Applicant Name:
 List Project Manager:
 List Project Number: PZC 2025-08

Please see comments listed below pertaining to the project referenced above:

Roadway & Property Signage

Handicapped Signage Required: Yes No

**Signage must meet MUTCD Standards

**Fine amount must be listed on sign

Speed Limit Signage Required/Recommended Yes No

School Zone Special Signage Yes No

Special Speed Zone Signage Requested Yes No

Comments: **All roadways other than surrounding primary roadways are private and do not require speed limit signage.**

NO Construction Traffic Signage being requested? Yes No

Comment #1: **Proper construction routes should be identified. Secondary roadways such as Corneils should not be used. Signage would be requested.**

Comment #2: **Construction routes should be clearly posted and shared with employees. Alternate routes should be identified due to upcoming Route 47 construction and the closing of the intersection of Route 47 & Galena Road.**

Comment #3: **Yorkville Police Department would request direct contact with construction managers in case a traffic problem has been identified.**

We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.

All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels

Roadway



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Do you have intersection Concerns? Yes No

Comments: **We do have intersection concerns with the private driveways coming out onto Galena Roadway. This roadway is well traveled with higher speed limits (55mph). Proper signage is being requested.**

Entrance/Exits match up with adjacent driveways? Yes No

Total Entrance/Exits for development? **3 – Galena Road**

Are vehicle entrance/exits safe? Yes No

Are warning signs for cross traffic requested? Yes No

Comments: **Direct entrances/exits to Galena Road should be reviewed, clearly marked and properly signed.**

Emergency Contact for after hours during construction

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Is this a gated or controlled access development? Yes No

If yes, will police & Fire and Access? Yes No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Security

Will security cameras be in use? Yes No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? Yes No



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

What are the business Hours of Operation?

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will the property be alarmed? Yes No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Will you provide Floor Plans/Maps to the police department Yes No

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Contact information is being requested.

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Miscellaneous Comments

Noise Ordinance Concerns Yes No

Comments: **Concerns specific to noise on site (i.e. generators)**

Criminal Investigations Procedures

Comments: **Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.**

Emergency Operations & Continuity of Operations



Yorkville Police Department Memorandum

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4340

Fax: 630-553-1141

Comments: Yorkville Police Department would request additional meetings with security leadership to discuss law enforcement response and expected responsibilities during and after construction.

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

From: [Tim Evans](#)
To: [Krysti Barksdale-Noble](#)
Cc: [Scott Sleezer](#)
Subject: Data Centers - P&R Land Cash Requests
Date: Friday, March 14, 2025 7:24:38 AM

Hello Krysti,

I know we have had some minor discussion about Data Center and P&R Land Cash requests, but just to put something in writing, the following would be P&R staff initial requests:

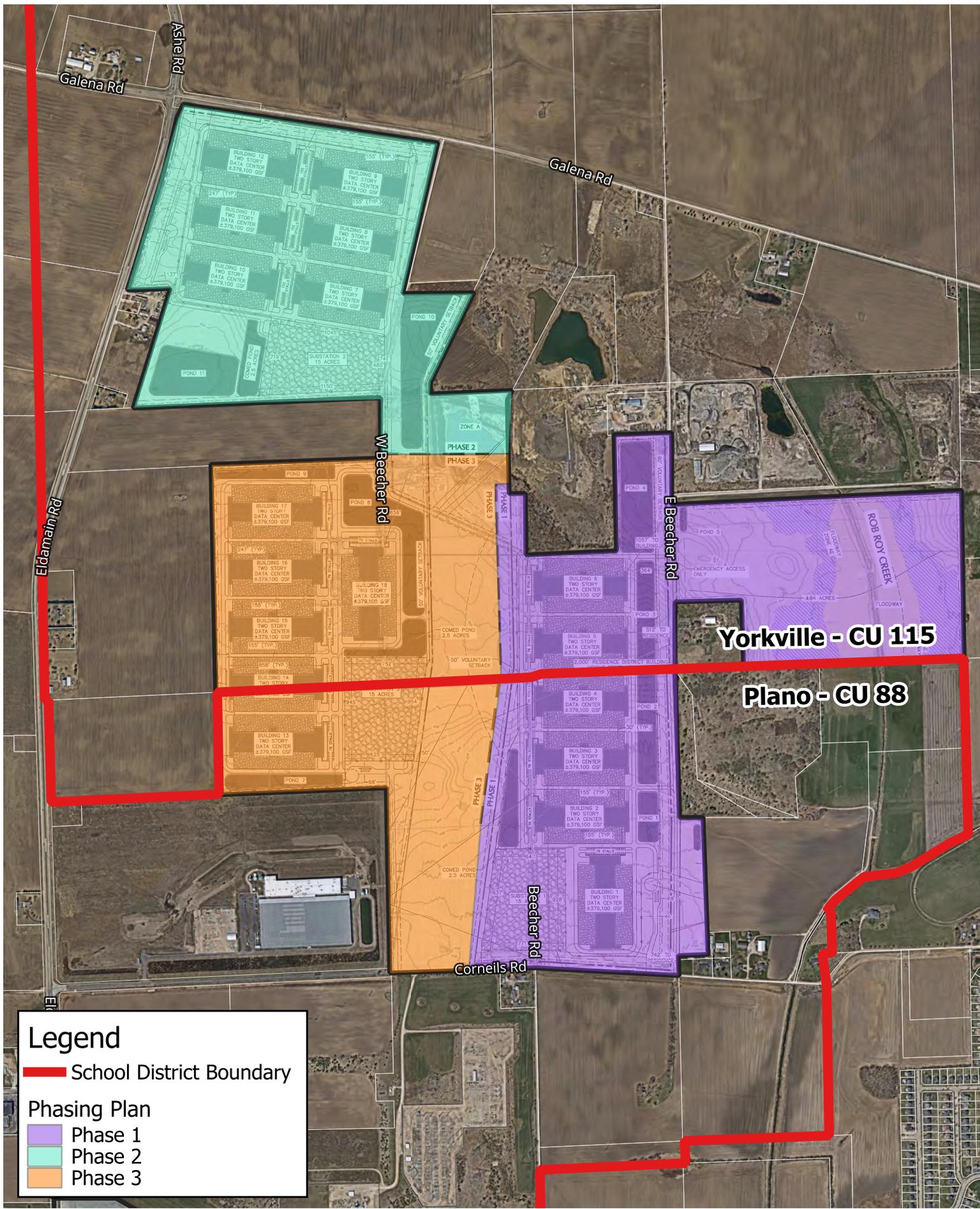
1. Land Cash, so that the City is able to purchase land and develop parks sites somewhere else in the City.
2. If possible, new trails:
 - a. Trail along Beecher from Rt34 to Galena
 - b. Trail along Eldamain from Rt 34 to Baseline
 - c. Trail along Baseline from Ashe/Eldamain to Rt47
 - d. Trail along Corneils from Eldamain to Rt 47
 - e. Trail along Faxon from Beecher to Alen Dale Ln

Thank You,

Timothy V. Evans, CPRP
Director of Parks and Recreation
United City of Yorkville Parks and Recreation Department
630-553-4357 / tevans@yorkville.il.us
Like the Yorkville Parks and Recreation Department at:
<https://www.facebook.com/YorkvilleParksandRec/>
Register for classes at:
www.yorkvilleparksandrecreation.com



City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)



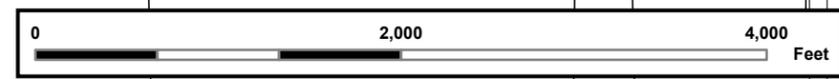
PROJECT STEEL / SCHOOL DISTRICT

United City of Yorkville, Illinois

Date: July 29, 2025

Data: Kendall County





**PROPOSED 10'
SHARED-USE PATH**

ELDAMAIN

W. BEECHER

GALENA

E. BEECHER

N-BRIDGE

**Project Steel
557 ac**

**PROPOSED 10'
SHARED-USE PATH**

CORNEILS

■ ■ Proposed Shared-Use Path

 Project Steel Development



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

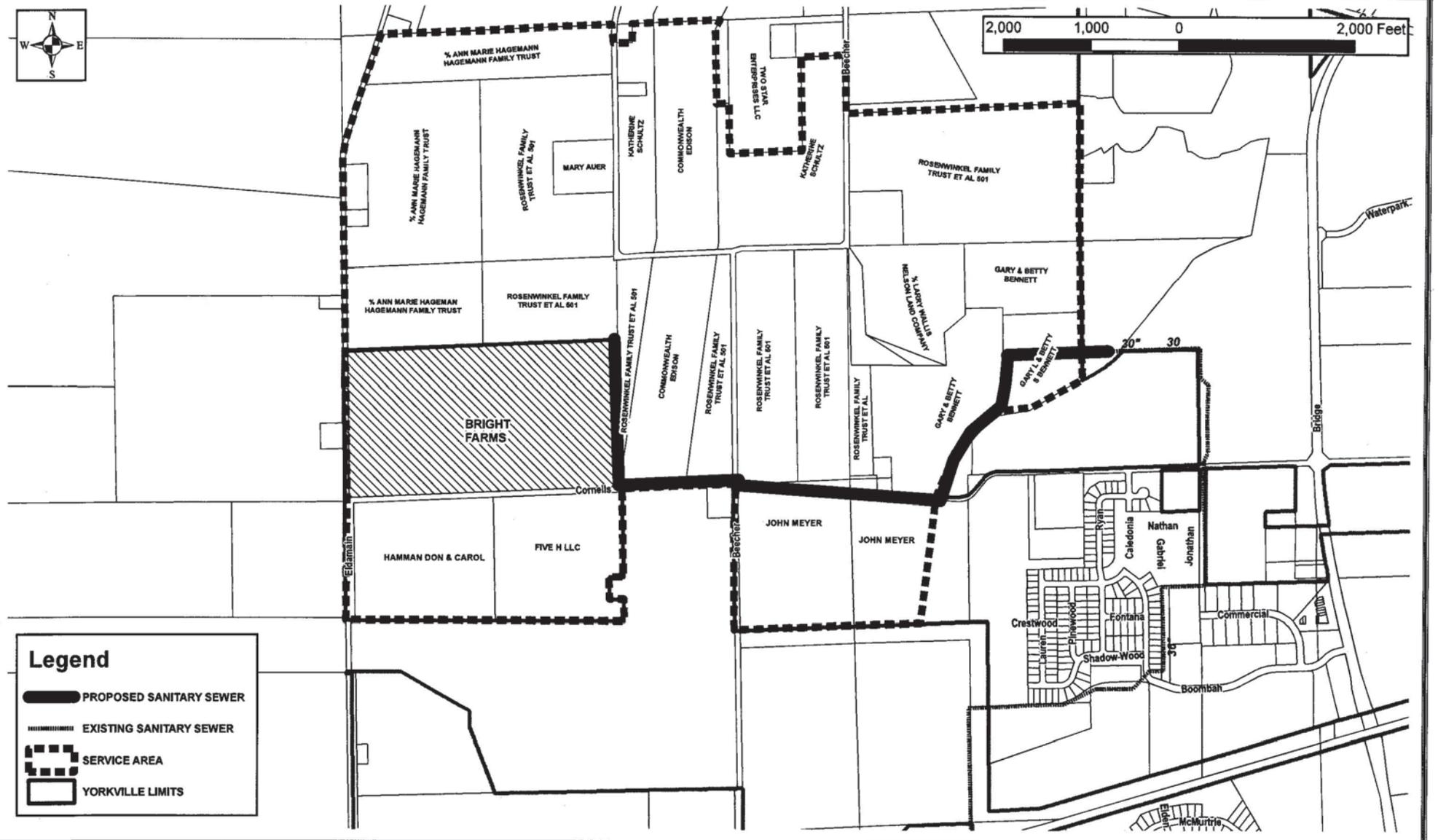
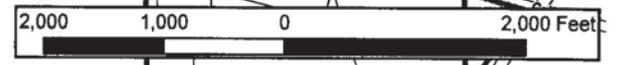
United City of Yorkville
 651 Prairie Pointe Drive
 Yorkville, IL 60560
 (630) 553-4350
<http://www.yorkville.il.us>

NO.	DATE	REVISIONS

DATE:	MAY 2025
PROJECT NO.:	YO2508
PATH:	H:/GIS/PUBLIC/YORKVILLE/2024/
FILE:	YO2451_PROJECT STEEL PATH EXHIBIT

PROJECT STEEL

**EXHIBIT XX
PROPOSED PATH LOCATIONS**



Legend

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- SERVICE AREA
- YORKVILLE LIMITS

Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 12 Wheeler Road
 Sugar Grove, Illinois 60054
 (630) 466-0700 / www.eent.com

United City of Yorkville
 800 Gamma Farm Road
 Yorkville, IL 60550
 (630) 553-4150
<http://www.yorkville.il.us>

NO.	DATE	REVISIONS

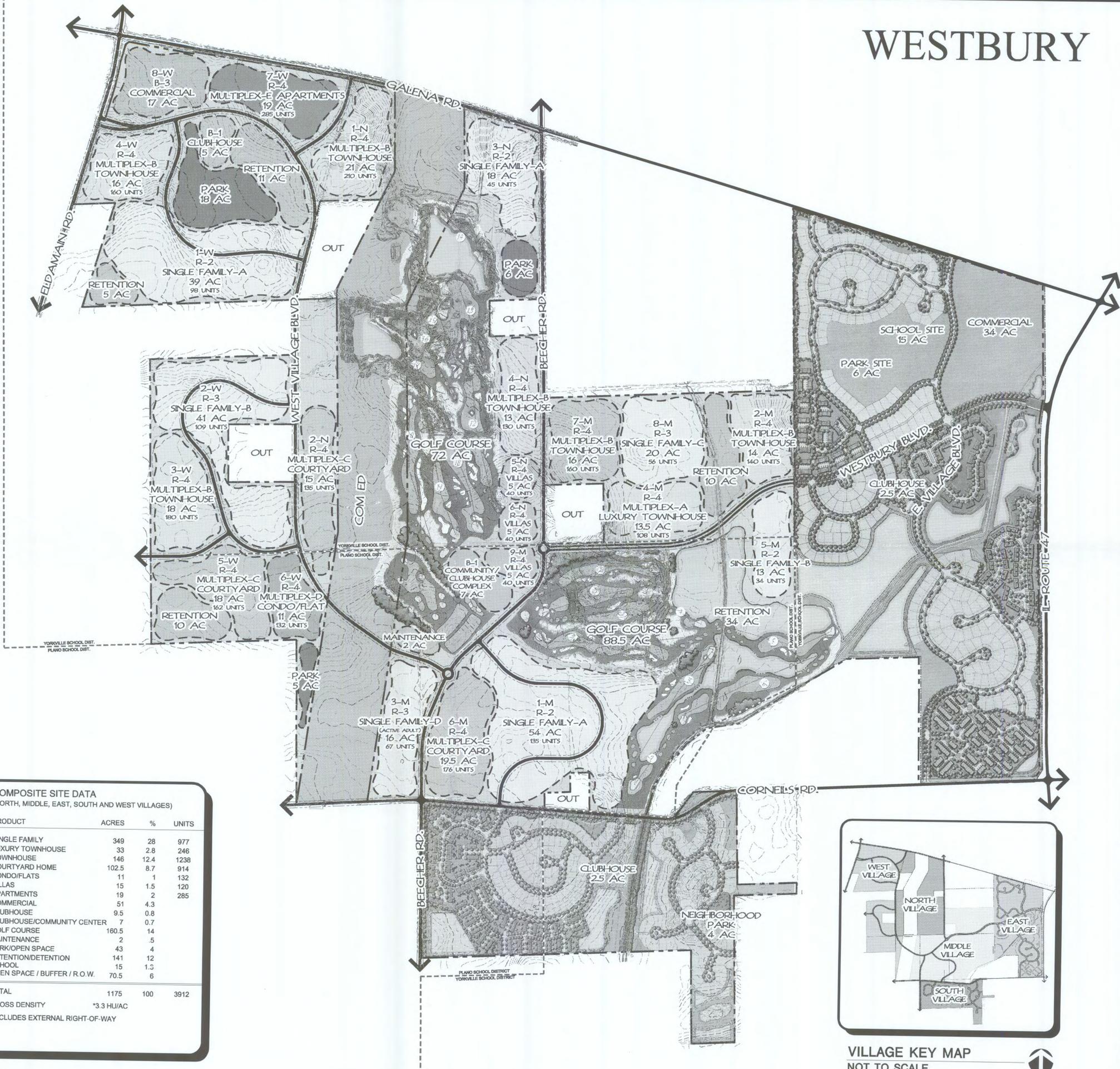
DATE	FEBRUARY 2012
PROJECT NO.	Y02118
PATH	H:\02PUBLIC\YORKVILLE\02118
FILE	2012-02-06 - 2012-02-06.dwg

CORNEILS ROAD INTERCEPTOR SEWER
 UNITED CITY OF YORKVILLE
 KENDALL COUNTY, ILLINOIS

EXHIBIT A
PROJECT SERVICE AREA

JOB NO.:	0507
DATE:	05.10.06
REVISIONS:	05.29.06 06.20.06 06.30.06
DRAWN BY:	trc

WESTBURY



NORTH VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-N	TOWNHOUSE	21
2-N	COURTYARD HOME	15
3-N	SINGLE FAMILY (90X150)	18
4-N	TOWNHOUSE	13
5-N	VILLAS	5
6-N	VILLAS	5
	GOLF COURSE	72
	RETENTION/DETENTION (GOLF)	0
	PARK/OPEN SPACE	6
	EXTERNAL ROW*	4
	WESTBURY BOULEVARD	5
TOTAL		164
*INCLUDES GALENA & BEECHER		

MIDDLE VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-M	SINGLE FAMILY (90X150)	54
2-M	TOWNHOUSE	14
3-M	SINGLE FAMILY (65X125) (ACTIVE ADULT)	16
4-M	LUXURY TOWNHOUSE	13.5
5-M	SINGLE FAMILY (80X150)	13
6-M	COURTYARD HOME	19.5
7-M	TOWNHOUSE	16
8-M	SINGLE FAMILY (70X150)	20
9-M	VILLAS	5
	GOLF COURSE	88.5
	GOLF MAINTENANCE	2
	COMMUNITY CLUBHOUSE	7
	RETENTION/DETENTION	44
	EXTERNAL ROW*	5.5
	WESTBURY BOULEVARD	10
	OPEN SPACE / BUFFER / R.O.W.	2
TOTAL		330
*INCLUDES BEECHER		

WEST VILLAGE SITE DATA

POD	PRODUCT	ACRES
1-W	SINGLE FAMILY (90X150)	39
2-W	SINGLE FAMILY (80X150)	41
3-W	TOWNHOUSE	18
4-W	TOWNHOUSE	16
5-W	COURTYARD HOME	18
6-W	CONDO/FLATS	11
7-W	APARTMENTS	19
8-W	COMMERCIAL CLUBHOUSE	17
	RETENTION/DETENTION	5
	PARK/OPEN SPACE	26
	EXTERNAL ROW*	23
	WESTBURY BOULEVARD	2
	OPEN SPACE / BUFFER / R.O.W.	9
TOTAL		250
*INCLUDES GALENA & ELDDAMAIN		

COMPOSITE SITE DATA

PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	201	27	544
LUXURY TOWNHOUSE	13.5	1.8	108
TOWNHOUSE	98	13.2	980
COURTYARD HOME	52.5	7.1	473
CONDO/FLATS	11	1.5	132
VILLAS	15	2.0	120
APARTMENTS	19	2.6	285
COMMERCIAL	17	2.3	
NEIGHBORHOOD CLUBHOUSE	5	0.7	
CLUBHOUSE/COMMUNITY CENTER	7	0.9	
GOLF COURSE	160.5	21.6	
MAINTENANCE	2	0.3	
PARK/OPEN SPACE	29	3.9	
RETENTION/DETENTION	70	9.4	
EXTERNAL ROW	11.5	1.5	
WESTBURY BLVD	24	3.2	
OPEN SPCE / BUFFER / R.O.W.	8	1.0	
TOTAL	744	100	2642
GROSS DENSITY	*3.6 HU/AC		
*INCLUDES EXTERNAL RIGHT-OF-WAY			

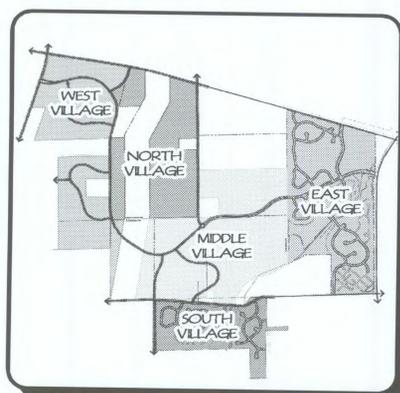
COMPOSITE SITE DATA

PRODUCT	ACRES	%	UNITS
SINGLE FAMILY	349	28	977
LUXURY TOWNHOUSE	33	2.8	246
TOWNHOUSE	146	12.4	1238
COURTYARD HOME	102.5	8.7	914
CONDO/FLATS	11	1	132
VILLAS	15	1.5	120
APARTMENTS	19	2	285
COMMERCIAL	51	4.3	
CLUBHOUSE	9.5	0.8	
CLUBHOUSE/COMMUNITY CENTER	7	0.7	
GOLF COURSE	160.5	14	
MAINTENANCE	2	5	
PARK/OPEN SPACE	43	4	
RETENTION/DETENTION	141	12	
SCHOOL	15	1.3	
OPEN SPACE / BUFFER / R.O.W.	70.5	6	
TOTAL	1175	100	3912
GROSS DENSITY	*3.3 HU/AC		
*INCLUDES EXTERNAL RIGHT-OF-WAY			

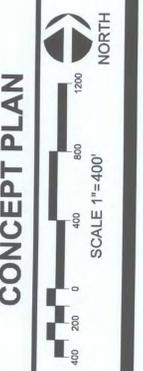
ocean atlantic
OWNER/DEVELOPER
1800 DIAGONAL ROAD, SUITE 425
ALEXANDRIA, VA 22314
(830) 298-6060
(703) 298-6198 (FAX)

Lannert Group
Landscape Architecture • Planning • Community Consulting
(830) 208-9098
(830) 208-9090
Fax: (830) 208-9090
http://www.lannert.com
fig @ lannert.com

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215 Fulton Street
Geneva, Illinois 60134



VILLAGE KEY MAP
NOT TO SCALE



DRAWING NAME: S:\Project Files\Active Jobs\0507 - Drawing Date: 3-Project Development - Concept Plan - Overall - Overall Concept Plan.dwg DATE PRTNED: Jun 29, 2006 - 3:14pm

**NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-07**

NOTICE IS HEREBY GIVEN THAT Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Koniecz, LLC, and The Koniecz Family Limited Partnership, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The subject property consists of seven (7) parcels totaling approximately 305 acres and is generally located northwest of IL Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development.

The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District. The intent is to develop a high-tech data center campus, featuring eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins. Requested deviations from the Yorkville Unified Development Ordinance (UDO) pertain to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements.

The subject property is generally located east of Eldamain Road between Cornells Road on the south and Galena Road on the north.
The legal description is as follows:

PROPOSED CONSOLIDATED PARCEL A

Being a part of Section 7 and the South 1/2 of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows: Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;

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

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

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

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

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

Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a 3/4" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7.

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

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

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

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

Course No.11 Thence North 25°58'37" East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set 5/8" rebar with cap "LANGAN ENG." at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L. Koniecz LLC as recorded in Document No. 201702919 of the Kendall County Records;

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

Course No.13 Thence North 13°51'44" East along said Beecher Road, a distance of 7351.75 feet to a MAG nail set at the centerline of Galena Road, width varies;

Course No.14 Thence North 80°37'24" West along said centerline of Galena Road, a distance of 1709.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

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

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

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

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

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

Course No.19 Thence with a curve deflecting to the right an arc length of 386.30 feet, having a radius of 2914.79 feet, a delta of 07°37'58", a chord bearing of South 12°48'52" West, and a chord length of 388.01 feet;

Course No.20 Thence South 16°32'25" West a distance of 267.93 to a point.

Course No.21 Thence North 73°22'09" West a distance of 53.45 to a MAG nail set in the centerline of Eldamain Road, width varies;

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

Course No.23 Thence South 17°00'48" West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408165 of the Kendall County records;

Course No.24 Thence North 87°15'26" East along said Schleining Land, a distance of 443.00 feet to a found 1/2" rebar;

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

Course No.26 Thence North 87°15'26" East along the South line of said Section 6 a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300,640.4 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

Proposed Consolidated Parcel B

That Part of the West 1/2 of Section 8 and the East 1/2 of Section 7 all in Township 37 North, Range 7 East of the Third Principal Meridian, being located in Kendall County and State of Illinois bounded and described as follows:

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

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

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

Course No.3 Thence South 07°45'53" West along said Ostreko land, a distance of 625.76 feet to a set 5/8" rebar with cap "LANGAN ENG." in the West line of said Northwest Quarter of Section 8, said point also being the Northwest Corner of said Kendall County parcel 02-08-100-005;

Course No.4 Thence South 00°51'47" East along said West line, a distance of 620.14 feet to a 3/4" Iron Pipe found at the Southwest Corner of said Northwest Quarter of Section 8, said point also being the Southwest Corner of said Kendall County parcel 02-08-100-005;

Course No.5 Thence North 87°34'35" East along the South line of said Northwest Quarter of Section 8, a distance of 14.00 feet to the Northeast corner of Kendall County parcel 02-08-300-014 now or formerly owned by Larry A. Wallis & Charles Van Thompson, from which point a 3/4" Iron Pipe lies 0.15 East and 0.15 North;

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

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

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

Course No.9 Thence South 01°43'16" East along a West line of said Wallis & Thompson Land, a distance of 280.71 feet to a set 5/8" rebar with cap "LANGAN ENG." at an angle point thereon;

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

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

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

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

Course No.14 Thence South 87°30'36" West along the centerline of said Beecher Road, a distance of 666.16 feet to a MAG nail set at the Southeast corner of Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison;

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

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

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

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

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

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

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

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

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

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

Course No.25 Thence South 01°00'08" East along said East line of the Northeast Quarter of section 8, a distance of 1528.63 feet to the Place of Beginning, said parcel containing 10,686,275 square feet or 249,914.5 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.

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

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.
NOTICE IS HEREBY GIVEN THAT The Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, August 13, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published. **The Planning and Zoning Commission serves as a recommending body with the final decision to approve or deny this request made by the City Council.**

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing. **For more project information, please scan the QR code below.**

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.



JORI BEHLAND
City Clerk

From: [Bart Olson](#)
To: [REDACTED]
Cc: [Jori Behland](#); [Krysti Barksdale-Noble](#)
Subject: RE: Written Comment for May 6th 2025 meeting
Date: Thursday, March 27, 2025 3:44:47 PM

Hello Elizabeth,

Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:

1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.

a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.

2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.

a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.

3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?

a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).

4) what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.

a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.

5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?

a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.

a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us

-----Original Message-----

From: Jori Behland <jBehland@yorkville.il.us>

Sent: Tuesday, March 25, 2025 2:08 PM

To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>

Cc: Monica Cisija <mcisija@yorkville.il.us>

Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560

630-553-8567 (Direct)

630-553-4350 (City Hall)

jbehand@yorkville.il.us <https://linkprotect.cudasvc.com/url?>

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-----Original Message-----

From: Elizabeth Fotopoulos

Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
“Economic development committee: project cardinal data center”

My questions for the committee are

- 1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?
-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
- 2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
- 3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
- 4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.
- 5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?
- 6) when it comes to cooling this facility why would the developers identify this area as a prime location for a data center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
- 7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

Thank you,
Elizabeth

Sent from my iPhone