



# PIONEER DEVELOPMENT

...

July 9, 2025

# Project Overview

- Location
- Scale
- Purpose
- Commitment



# Annexation, Zoning, and PUD Requests

- Annexation
- Rezoning to M-2
- Special Use
- Preliminary PUD Plan

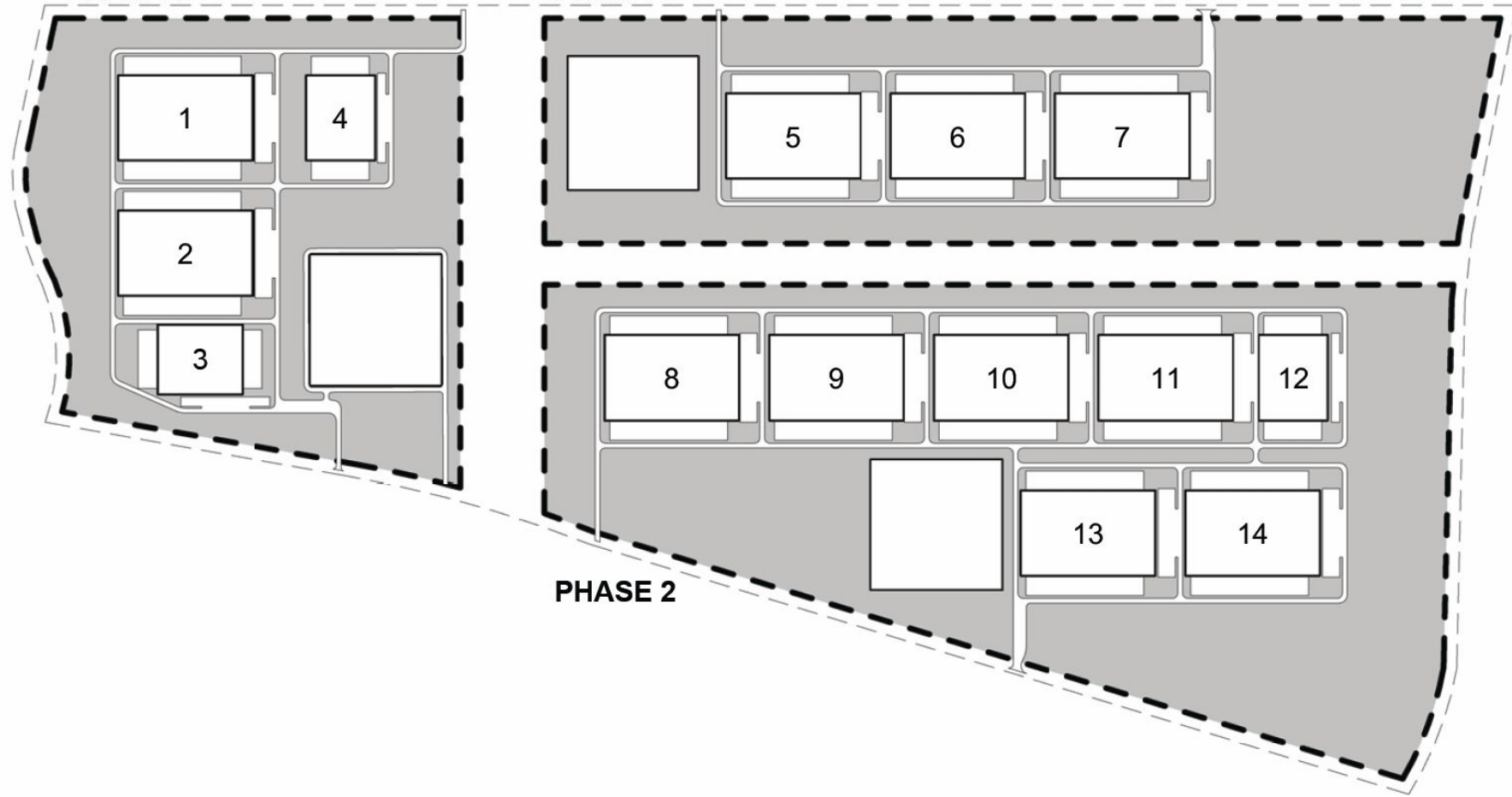
# Phasing, Site Plan, and Construction

- Phased Build-Out
- Three Major Phases
- Orderly, Predictable Construction
- Low Traffic / Dedicated Access

**PHASE 1**

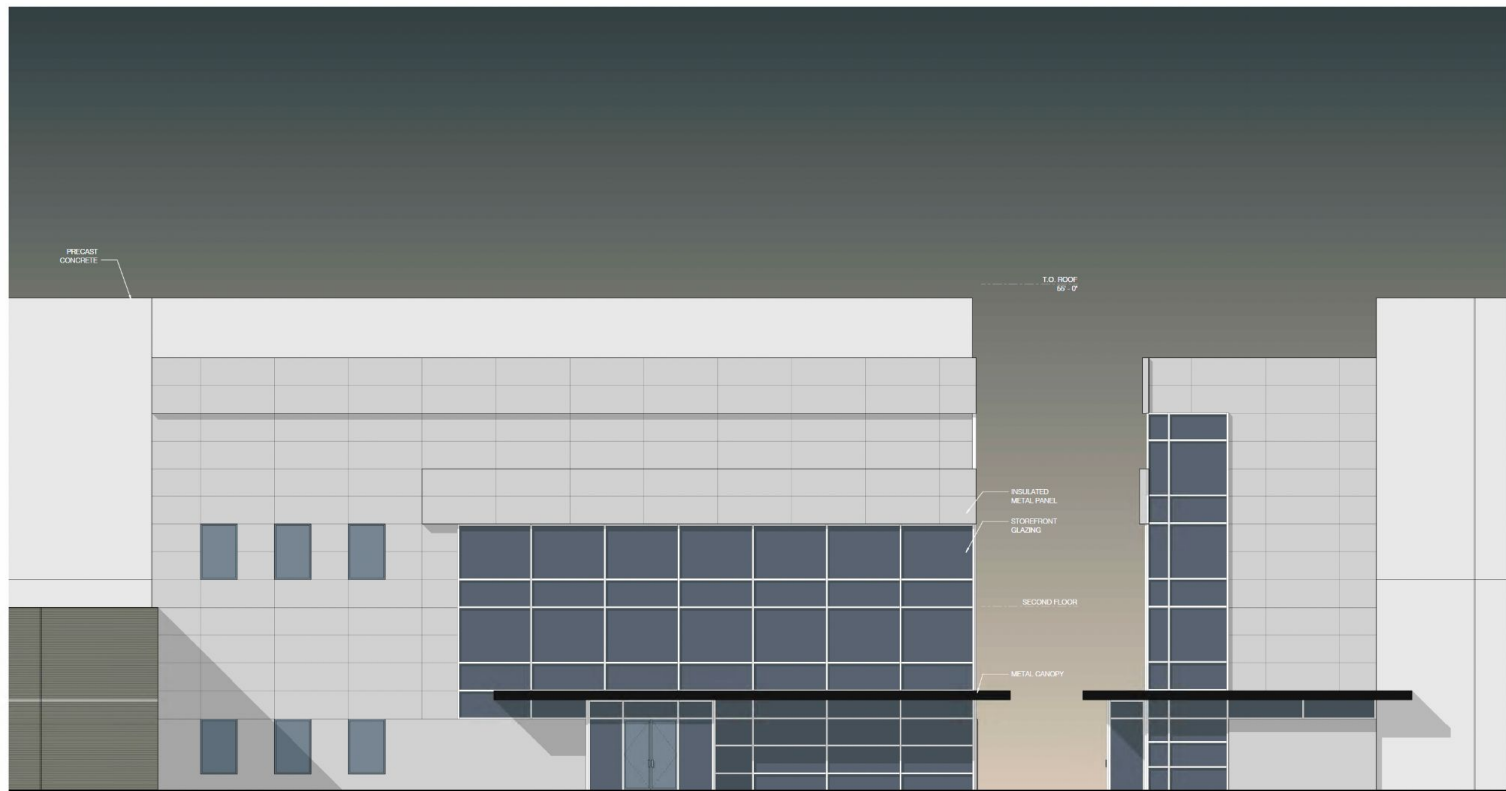
**PHASE 3**

**PHASE 2**



# Site Design, Buffers, and Visual Impact

- 500-1500' Setbacks
- Berms & Open Space Landscape Buffer
- 2-Story Building Height
- No Visual Blight, Unobtrusive
- Dedicated Public Multi-Use Trail

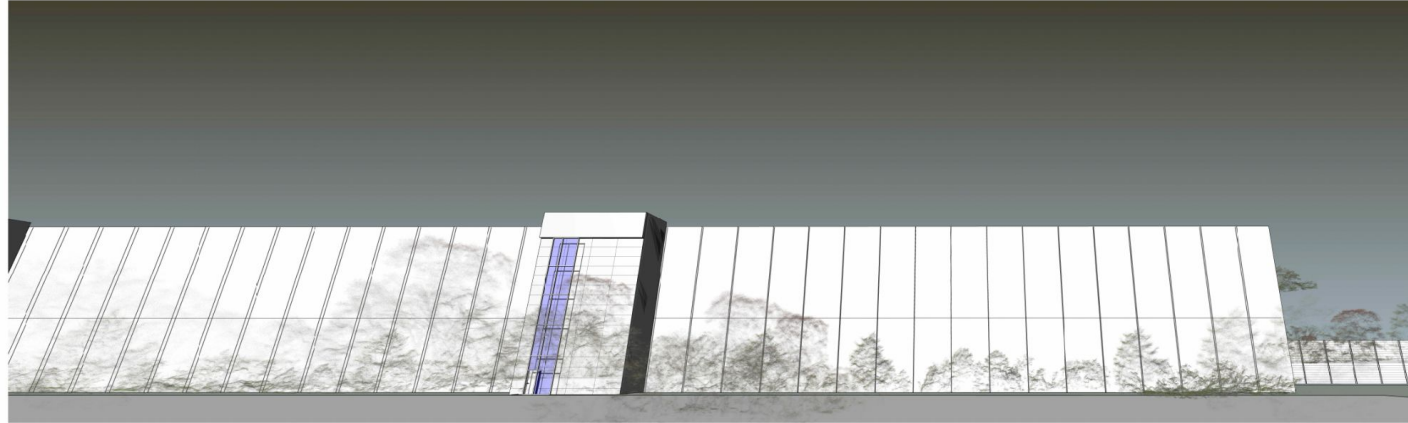


05/30/25  
PRELIMINARY - NOT FOR CONSTRUCTION





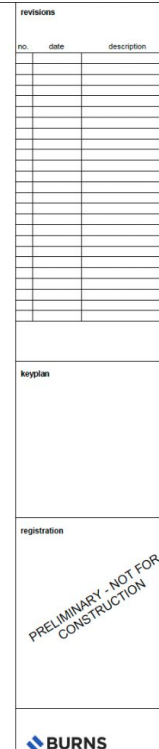
1 PERSPECTIVE: FRONT OF HOUSE CORNER  
SCALE: NTS



2 PERSPECTIVE: ROOFTOP EQUIPMENT FROM PARKING LOT  
SCALE: NTS

## PROJECT CARDINAL

A-10



sheet number

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





ENLARGED ELEVATION

100 LINEAR FEET



### TRANSITIONAL ZONE TYPE D REQUIREMENTS

- TRANSITIONAL ZONE D:  
A. TRANSITION ZONE TYPE D STANDARDS  
B. MINIMUM ZONE WIDTH- 100' PER FUTURE DATA CENTER ORDINANCE  
C. MINIMUM NUMBER OF LANDSCAPE ELEMENTS PER 100 LINEAR FEET:  
-UNDERSTORY TREES: 5  
-CANOPY/EVERGREEN TREES: 5  
-SHRUB/NATIVE GRASSES: 25

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

ENLARGED 100' ELEVATION FROM RT 47



## revisions

[illegible]

## keyplan

registration

PRELIMINARY - NOT FOR  
CONSTRUCTION



date	03/13/25
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**CONFIDENTIAL**

project	Project Name
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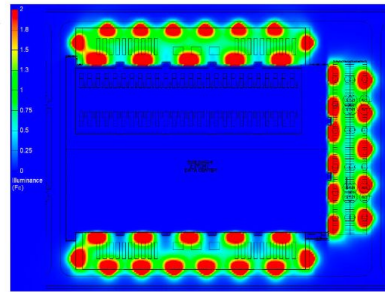
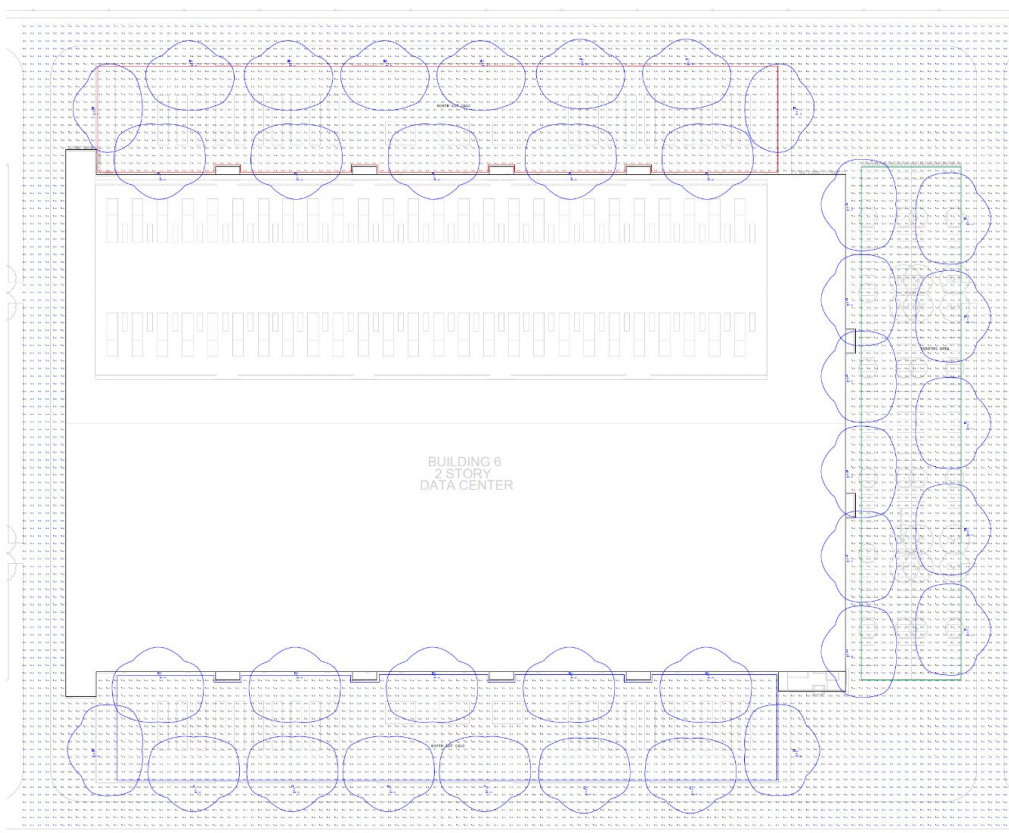
sheet title	ELEVATIONS
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sheet number	NA3
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# Light and Visibility

- Dark Sky Compliant
- Shielded Down-Lights
- No Up-Lighting
- No Off-Site Glow





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

**NOTES**

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

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

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS FURNISHED BY THE THIRD PARTY SOFTWARE AND THE ISSUING AGENCY (S/D).

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

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

CALCULATION GRID VALUES 10'x10' O.C.

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

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.							
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Luminaire Watts
[Symbol]	21	PI	Industrial Lighting Products Inc	VAM-21L-U-40-14 (IPMB/SLPF)	Single	23004	194.57
[Symbol]	16	WI	Industrial Lighting Products Inc	VAM-21L-U-40-14 (IPMB/SLPF)	Single	23004	194.57
							0.900
							0.900

enlighten

PROJECT NAME:

DATA CENTER - PROJECT CARDINAL SITE

CLIENT NAME:

Margulies Hoelzi Architecture

DATE:

7/1/2025

PAGE:

2 of 2

DRAWN BY:

justin.schaeffer@pgenlighten.com

PG CONTACT:

justin.schaeffer@pgenlighten.com

DESCRIPTION

1 XX/XX/XXXX

DESCRIPTION

2 XX/XX/XXXX

DESCRIPTION

3 XX/XX/XXXX

REVISIONS

1 XX/XX/XXXX

REVISIONS

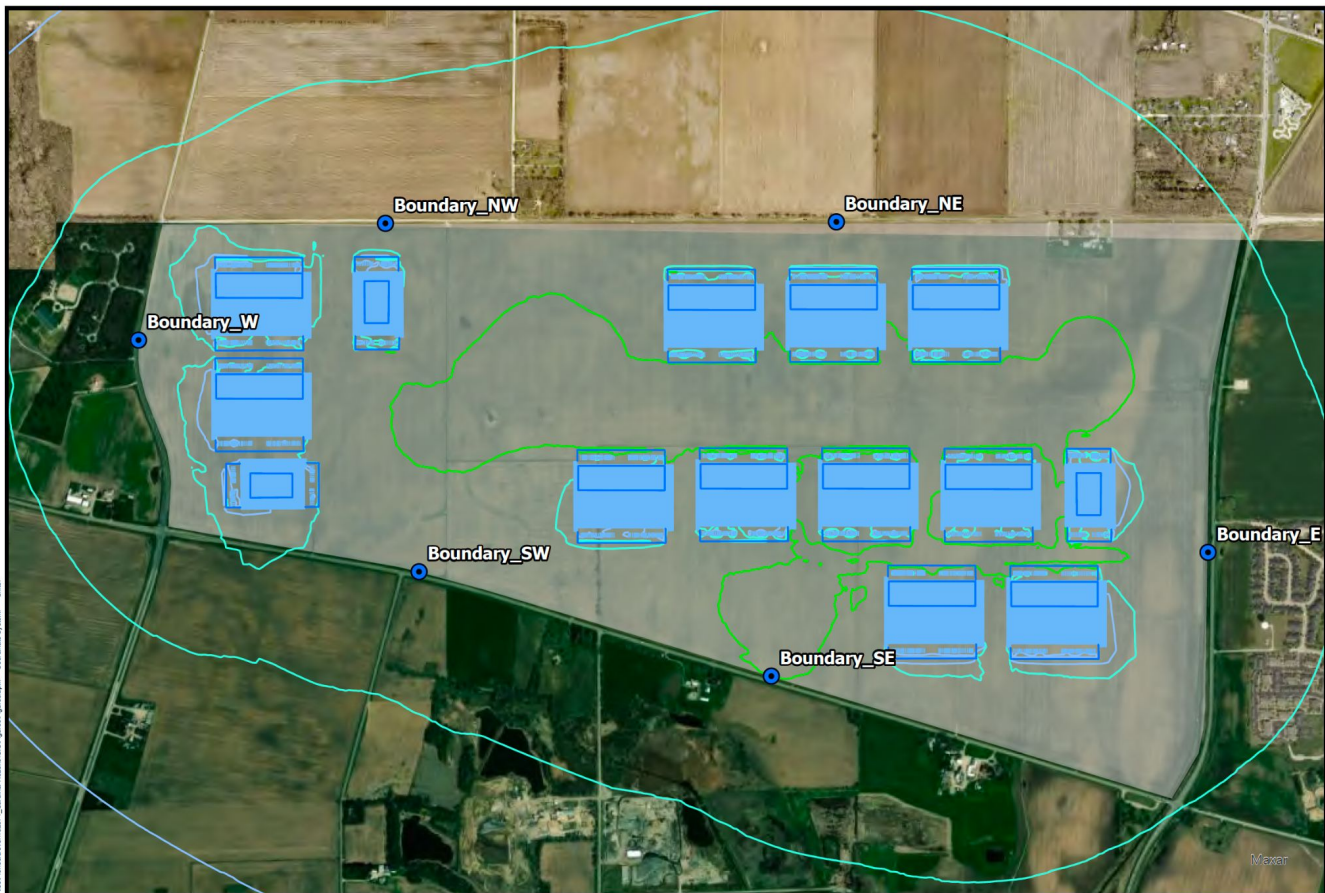
2 XX/XX/XXXX

REVISIONS

3 XX/XX/XXXX

# Noise Mitigation and Sound Profile

- Under City Noise Limits
- Berms + Distance
- Low Noise Equipment
- Daytime Generator Testing
- Continuous Noise Monitoring Enforcement
- Home Value Impact



**LEGEND**

Project Area	40 dBA	55 dBA	NSA Receptors
Project Structures	45 dBA	60 dBA	
Barriers	50 dBA	65 dBA	

**REFERENCE**

0 0.15 0.3

MILES

0 0.15 0.3

KILOMETERS

N

**Figure 3**  
**Operational Sound Level Contours (dBA)**

LOCATION: Yorkville, Illinois
PROJECT: Pioneer Development - Project Cardinal
PROJ. NO.: 182671
CREATED: 07/01/2025

**BURNS  
& MCDONNELL**  
www.burnsmcd.com

File: C:\Projects\Aerial\Aerial\ProjectCardinal\Map\SoundLevelContours.dwg  
 User: jmc  
 Date: 07/01/2025  
 Time: 10:00:00 AM  
 Plot: 07/01/2025 10:00:00 AM  
 Scale: 1:10000  
 Units: Feet



# Environmental Impact and Water Stewardship

- “Waterless” Cooling
- On-Site Stormwater
- Clean Backup Power
- Renewable Energy

# Utilities & Infrastructure

- Developer Funded Infrastructure
- Dedicated Utilities
- Purpose-Built Capacity
- No Impact to City Residents

# Economic and Fiscal Impact

- Fiscal Benefit
- No Public Service Burden
- Construction & Tech Jobs
- IL Data Center Example

# Long-Term Commitments & Compliance

- Economic Development Alignment
- Land Use Compatibility & Mitigated Impacts
- Privately Funded Infrastructure
- Major Community Benefit
- PUD & Zoning Standards - addressed in petition and incorporated into the record

# **Project objective:**

Quiet, sustainable technology infrastructure designed to strengthen Yorkville, without redefining it.