

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

PETITION FOR RE-ZONING, SPECIAL USE AND PLANNED UNIT DEVELOPMENT
APPROVAL

THE UNDERSIGNED Petitioner, C1 Yorkville, LLC, a Delaware limited liability company (hereinafter the “**Petitioner**”), as the contract purchaser of the property which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the “**Property**”), respectfully petitions the United City of Yorkville (the “**City**”) to: upon annexation of the Property (i) approve a map amendment to rezone the Property to the City’s M-2 General Manufacturing District; and (ii) grant a special use for planned unit development with development allowances as detailed on the plans submitted herewith for the Property (as defined below).

BACKGROUND INFORMATION

1. The owner of the Property is JYJ LLC an Illinois limited liability company (“**Owner**”);
2. The Petitioner is C1 Yorkville, LLC, a Delaware limited liability company, having an office located at 2820 N. Harwood Street, Suite 2200, Dallas, TX 75201.
3. Petitioner is a contract purchaser of the Property or is an affiliated entity of the contract purchaser of the Property;
4. The Property consists of +/- 228 acres located at 2622 Beecher Road in Bristol Township, in unincorporated Kendall County, Illinois, and is depicted on the Preliminary PUD Plan attached as **Exhibit B** (hereinafter the “**Preliminary Plan**”);
5. The Property is zoned A-1 Agricultural and A1-SU Agricultural Special Use under

the Unit City of Yorkville Unified Development Ordinance (the “**Code**”);

6. Petitioner seeks to develop the Property as a secure data center campus with an onsite electrical substation (the “**Data Center Campus**”) as generally depicted on the Preliminary Plan;

7. The planned unit development will establish standards which will govern the phased development of the Data Center Campus;

8. As a Data Center Campus, the Property will be used for up to three (3), stand-alone building facilities comprised of networked computers, storage systems, and computing infrastructure used to assemble, process, store and disseminate data, along with an onsite electrical substation to provide electricity to such facilities; and

9. Petitioner has submitted the appropriate supporting details for approval of the special use and Planned Unit Development as set forth herein.

PROJECT SUMMARY

Petitioner is a wholly owned subsidiary of CyrusOne. CyrusOne is a leading global data center developer and operator specializing in delivering state-of-the-art digital infrastructure solutions that serve some of the world’s foremost technology companies. CyrusOne currently owns and is in the development stage of a 229 acre campus at the northeast corner of Eldamain and Faxon Road in the City (hereinafter the “**C1 Facility**”). The C1 Facility, approved by the City and purchased by CyrusOne in 2024, will be a collection of mission-critical buildings that have been a welcome addition to the City, ultimately leading to similar, additional data center developments in the area. The data center’s use is low-impact in terms of demand on public resources, but generates significant tax revenues due to the unique electric demands of the facility.

The proposed Data Center Campus, as depicted on the Preliminary Plan, will allow CyrusOne to expand its footprint in the City as well as the Chicagoland region beyond its existing C1 Facility for the express purpose of meeting the growing demand of its customer base. The relative proximity of the regional facilities will provide an efficient operation for both the operator of the facility and for tenants who intend to expand into the new Data Center Campus. Located on approximately 228 acres, the proposed Data Center Campus will consist of up to three (3) separate data center building facilities and an electrical substation. Petitioner has been collaborating with the City and ComEd on facilitating the necessary infrastructure for the approved C1 Facility and the proposed Data Center Campus is a natural expansion, which will also assist with the utility and infrastructure requirements of the approved C1 Facility as a separate, but singular campus.

There is one (1) secure point of access to the Data Center Campus located on Beecher Road. The buildings within the Data Center Campus will be accessed exclusively from the secure access point on Beecher Road. The central access driveway will serve as the primary means of ingress and egress to the buildings. This driveway will be improved with a guard stand and a series of gates to maintain necessary levels of security within the Data Center Campus. This primary point of access allows a vehicle to enter the campus through an automatic, electric fence, wherein identification and access credentials are required at a security checkpoint to proceed through in order to access the buildings within the Data Center Campus. Visitors who are not granted access to the campus are directed to exit the premises through the access drive back to Beecher Road. The internal pavement section east access point provides ample room to facilitate security operations without negatively impacting traffic on the public roadway (Beecher Road). To secure the Data Center Campus, Petitioner proposes an approximately eight foot (8') perimeter security fence as

delineated on the Preliminary Plan. A spec for the security fence is included with the submittal materials (landscape plan). The security fence will also encompass the proposed electric substation.

Like the C1 Facility, the façade of the buildings to be constructed on the Data Center Campus incorporate architectural treatment atypical of traditional warehouse or industrial buildings. The proposed glazing, façade articulation, precast concrete walls and metal building components are representative of the extraordinary investment in the campus, which consists of three (3), one (1) story buildings. Each building will be one (1) story and the building height is measured at twenty one feet (21') to the surface of the flat roof, a spec of which is included with the submittal materials. Rooftop equipment extends up to a maximum height of forty three feet (43'). The actual and specific heights of the buildings and rooftop equipment will vary over time as changes are made to CyrusOne's standard building specifications or if other specific building changes are dictated by their customers.

**STANDARDS FOR MAP AMENDMENT APPROVAL PURSUANT TO
UDO SECTION 10-3-12 (B)**

1. *The map amendment is consistent with the Comprehensive Plan and the purpose of the United Development Ordinance.*

The Comprehensive Plan identifies the Property's future land use as "Metra Station Transit Oriented Development"; 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 the C1 Facility as well as other data center

projects in the City, namely the data center project on 540 acres located near the Property on Eldamain Road, and Corneils Road. Yorkville has embraced industrial and energy redevelopments along the Eldamain Road corridor, which (like the Property) the Comprehensive Plan designated for future development as estate/conservation residential. Zoning the Property M2 upon annexation is a logical extension of the zoning and development pattern Yorkville has already embraced.

2. The map amendment is compatible with the existing and planned uses and zoning of nearby properties.

The Eldamain Road corridor is planned for industrial and energy uses. Yorkville approved the C1 Facility project in 2024 at the intersection of Eldamain Road and Faxon Road and approved the Prologis, L.P. project earlier this year. A ComEd distribution substation will service the C1 Facility located to the west of the Property and a new substation is proposed in connection with the development of the data center on the Property. An industrial-grade farming facility (BrightFarms) is located to the northwest of the Property, and a solar farm will shortly be built northeast of the Property. Yorkville has recently invested significantly in regional water and sanitary sewer infrastructure upgrades that would support the redevelopment of the Property with additional industrial and energy uses. The proposed CyrusOne development represents the logical extension of the C1 Facility and existing use pattern of Yorkville's intended outcome for the area.

3. The Property is suitable for the purposes of the proposed zoning district.

The M2 District provides suitable regulation for future development of the Property. The properties on the east side of Eldamain Road adjacent to the Property and extending north from the train tracks (a distance of 2+ miles) are almost uniformly zoned M-2. Applying the M-2 District to the Property is consistent with the area's existing zoning composition. Further, the M-2 District accommodates large-lot, campus-style developments consistent with Petitioner's proposal. The

Property is large enough and the distance to any residential neighbors is vast, which will avoid negative impacts that will otherwise be mitigated through the use of screening and perimeter landscaping. Further, the proposed data center and electric utility uses are permitted by right in the M-2 District.

- 4. 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 owned by CyrusOne where the C1 Facility will be located immediately west of the Property is zoned M-2 – the same zoning designation CyrusOne seeks for the Data Center Campus. The east side of the Eldamain Road corridor from Rt 34 on the south to Corneils Road on the north is nearly uniformly zoned M-2. Rezoning the Property to the M2 District is the logical northeastward extension of the M2 Zoning District.

- 5. The 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 Property has substantial frontage on Beecher Road.

- 6. The community needs 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 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 the community.

- 7. 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 Property has functioned as a farm for many years. The Comprehensive Plan acknowledges the Property will redevelop upon annexation, and Yorkville has recently and consistently embraced industrial and energy uses in the surrounding area. Allowing the Property

to redevelop for the Data Center Campus will allow the Property to be improved in a manner that is consistent with Yorkville's development goals for the Eldamain Road corridor.

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

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

The proposed development of the Property for the Data Center Campus will promote the public health, safety, morals, comfort and general welfare of the City. The proposed use of the Property as a Data Center Campus is a permitted use and is consistent with the zoning of surrounding properties within the Eldamain Road corridor. The proposed development of the Property will facilitate substantial investment in the City that will produce new construction jobs, long-term employment opportunities, and significant new tax revenue streams. The investment in the Data Center Campus will further establish the City as a competing regional leader in data center capacity for future tenants and position the community as an employment base within a new and growing sector of the economy.

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

The parcel to the north and east of the Property is zoned R-4 in the Multi-Family Residence District and is undeveloped farmland. The parcel to the west of the Property is located in unincorporated Kendall County and is occupied by ComEd for use as a transfer station, which aligns with the proposed location of the substation to be constructed in connection with the Data Center Campus. The parcel to the southwest of the Property is C1 Facility and is zoned M-2 General Manufacturing District, which aligns with the proposed rezoning of the Data Center Campus. The parcels to the south of the Property are zoned R-1 Single Family Suburban Residence

District and R-2 Single Family Traditional Residence District and are used as undeveloped land. The parcel to the southeast of the Property is zoned M-1 General Manufacturing District, which aligns with the proposed rezoning of the Data Center Campus. The parcel to the east is undeveloped property and is zoned R-2 Single-Family Traditional Residence District. Although there are residential use zoning designations for property in the vicinity of the Property, the Special Use will not impact the current use and enjoyment of those properties because they are either vacant or undeveloped farmland. Additionally, the limited height of one (1) story buildings to be constructed in connection with the Data Center Campus is intended to reduce acoustic impacts upon adjacent properties and, furthermore, there is a ComEd utility corridor that provides a nature buffer between the Property and the adjacent properties zoned for residential uses, which also minimizes any potential impact of the Special Use.

The development of a data center represents a unique level of investment. Data center developers are attracted to certain locations due to existing utility infrastructure. Still, existing infrastructure is typically insufficient to support the ultimate requirements of a data center (electric load in particular), so development of a data center typically entails significant new private investment in upgrades to utility infrastructure. The ultimate development, which is typically backed by institutional investment, results in uniquely high values within a sub-market. These values bolster revenue streams for local governmental jurisdictions that rely heavily on property taxes. Accordingly, the investment and accompanying Data Center Campus and electrical substation improvements Petitioner proposes to construct on the Property will vastly increase values of adjacent properties, not impair or diminish them.

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

The City's Code specifically identifies a "data center" as a "permitted use" in both the M-1 and M-2 zoning districts. In other words, the City has already deemed a "data center" as an appropriate use of the Property. It is not the use of the Property as a "data center" that necessitates a "special use," but it is Petitioner's request for a planned unit development that establishes comprehensive standards for the phased development of multiple data centers within a campus-like setting that necessitates the special use. As Petitioner makes significant long-term investment with the initial phase of development for the Data Center Campus, the special use for a planned unit development will provide Petitioner with a long-term guaranty that the standards for future phases of project are not subject to legislative change. The framework for development that is set forth in the planned unit development will not impede normal and orderly development of surrounding properties. Quite to the contrary, the planned unit development will provide a clear framework for the intended improvement of the Property thereby providing surrounding property owners with clear direction that may help facilitate the improvement of their properties.

The City's Comprehensive Plan, adopted in 2016, specifically references the development of the Property (referred to as the "Lincoln Prairie Industrial Properties") in its vision strategy, stating that "...future Industrial development should occur as a planned industrial subdivision, similar to the Yorkville Business Center...". The direction provided in the Comprehensive Plan aligns with the requested M-2 zoning of the Property. Both the Comprehensive Plan and the underlying zoning of surrounding properties in the vicinity are consistent with the proposed development of the Property as a Data Center Campus.

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

The Property is generally well-positioned in terms of access and utilities.

The means of ingress/egress to the Data Center Campus is specifically outlined above. Based on Petitioner's international experience with development of data center facilities, Petitioner believes that the proposed ingress/egress will sufficiently service the intended use of the Property. Internal to the Property, Petitioner has designed a series of drive aisles which are essential to the function and security requirements for the Data Center Campus. Due to the security associated with the Data Center Campus, all of these drive aisles will be privately owned, operated and maintained. The private ownership of this road network significantly reduces the development's impact on public facilities, as the City will have no internal public roadway that it will be responsible for owning and maintaining. Necessary and appropriate easements will be granted at final plat to ensure perpetual private rights of access and other utility easements, including water line easements as reflected on the Preliminary Plan.

Petitioner's civil engineer has designed a large stormwater management basin consistent with applicable stormwater regulations. The stormwater management basin will be improved with native vegetation. The naturalized stormwater basin will provide open space and establish new habitat. The deep-rooted native vegetation will minimize erosion and promote infiltration, providing new ecological benefits.

Petitioner is coordinating the extension of municipal sanitary and water services with City staff from the C1 Facility. The extension of these public services represents up-front cost to be borne by Petitioner. The Petitioner's extension of public infrastructure will position other property in the area for additional investment.

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

Based on Petitioner's international experience with development of data center facilities, Petitioner designed an efficient and appropriately security means of ingress/egress to the Data

Center Campus. The proposed ingress/egress utilizes a significant setback from the Beecher Road right-of-way to ensure that queuing at the security entrance to the Data Center will not result in back-up of traffic onto the public streets. Internal to the campus, the drive aisles and gating systems are appropriately sized and spaced not only for traffic entering the campus, but to handle vehicles which are not admitted to the campus. Petitioner has engaged a traffic engineer to prepare a traffic study to confirm capacity of the roadways. The traffic study will be provided to the City upon completion.

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

The City adopted its most current Comprehensive Plan in 2016. According to the Comprehensive Plan, to accomplish the future development of the City's industrial areas, the community planning goal includes attracting new industries in existing and planned industrial areas. The policies listed to accomplish this goal include: (i) encourage infill industrial development in existing industrial areas; (ii) explore options for expanding and redeveloping existing Yorkville industrial areas; (iii) conduct additional industrial areas along major transportation corridors; and, (iv) incorporate consistent urban design and placemaking elements as part of industrial developments in Yorkville. By granting the special use for a planned unit development to permit the use and construction of the proposed Data Center Campus on the Property, the City is advancing the objectives of the Comprehensive Plan in facilitating industrial development through regulatory relief.

Furthermore, the Comprehensive Plan specifically references the development of the Lincoln Prairie Industrial Properties in its vision strategy, stating that "...future Industrial development should occur as a planned industrial subdivision, similar to the Yorkville Business Center...", which is immediately to the west of the Property. Accordingly, the proposed Special

Use is not contrary to the objectives of the City’s Comprehensive Plan, but further accomplishes its objectives in the near-term.

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

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

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 for the C1 Facility west of the Property, approved data center campuses north of the Property expanding over 1,037 acres and 540 acres, respectively (“Project Cardinal” and “Project Steel”) and modified the future land use designation of the adjacent property (to the west) from “estate/conservation residential” to “industrial”. Petitioners’ plan to develop the Subject Property as a data center campus represents the logical extension of the land use pattern Yorkville has embraced along the Eldamain Road corridor. By approving development of the Property as a planned unit development, the City ensures the coordinated and thoughtful planning of a large-scale industrial property and establishes a framework for the type of phased investment that is generally required for a development of this size and scale.

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

The Preliminary Plan is laid out and shall be developed as a unit in accordance with an integrated overall design, in which the two (2) land uses function as a cohesive whole and support one another; one for the electric substation and the other for data center building uses. As reflected on the Preliminary Plan, a new electric substation will be developed as a critical component of the project in order to provide the necessary electricity to the three (3) phased buildings to be constructed on the Property. This design provides an identifiable center for which the substation is located. The focal areas of the project are the three (3) data center buildings with allocated parking and access driveways, which form focus areas of activity. The edges of the Data Center Campus are defined by the access driveways and stormwater pond that provide the necessary and appropriate drainage for the impervious surfaces and as required by the Code, creating a harmonious grouping of buildings, uses, facilities.

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

The proposed development of the Property as a Data Center Campus as a Planned Unit Development 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 design and operation of data centers do not impact the vast supply of light or air. Notably, physical improvements to the Property are located toward the core of the Property. Planned setbacks are significantly greater than what is required under the zoning ordinance. Moreover, Petitioner has generally located open space in the form of a stormwater detention basin on the eastern perimeter of the Property, as well as the undeveloped eastern quarter of the Property. The proposed configuration of the buildings ensures that the planned unit development will not impair the supply of light and air nor increase the danger of fire to adjacent property.

4. ***Compatibility with Adjacent Land Uses.*** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*

The establishment of Planned Unit Development for the Property consisting of the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. As previously provided herein, the parcel to the north and east of the Property is zoned R-4 in the Multi-Family Residence District and is undeveloped farmland. The parcel to the west of the Property is located in unincorporated Kendall County and is occupied by ComEd for use as a transfer station, which aligns with the proposed location of the substation to be constructed in connection with the Data Center Campus. The parcel to the southwest of the Property is C1 Facility and is zoned M-2 General Manufacturing District, which aligns with the proposed rezoning of the Data Center Campus. The parcels to the south of the Property are zoned R-1 Single Family Suburban Residence District and R-2 Single Family Traditional Residence District and are used as undeveloped land. The parcel to the southeast of the Property is zoned M-1 General Manufacturing District, which aligns with the proposed rezoning of the Data Center Campus. The parcel to the east is undeveloped property and is zoned R-2 Single-Family Traditional Residence District. In connection with the development of the Property, building setbacks will significantly exceed City Code requirements. Perimeter landscaping and stormwater improvements will also create natural buffer features, further protecting the current and future uses on adjacent properties.

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

The Planned Unit Development of the proposed Data Center Campus is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. Petitioner's civil engineer has designed a series of stormwater management basin, which will handle runoff from impervious surfaces. Roadway access has been discussed at length herein. While public utilities are not presently available at the Property, Petitioner and City staff have been coordinating on a plan to extend utilities to and through the Property. The extension of public utilities through the Property represents a significant investment which will help position other properties in the immediate area for development. A new electric substation will be developed as a critical component of the project. The development of the proposed Data Center Campus as a Planned Unit Development will not pose a significant burden on public facilities and infrastructure, but will improve public facilities and infrastructure in a manner that will likely facilitate additional investment on nearby properties.

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

The proposed Data Center Campus as a 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. Petitioner has/will undertake necessary and appropriate studies to evaluate wetlands/waters, threatened/endangered species, and historical resources. Petitioner will coordinate necessary approvals with the City as a condition to the construction of improvements to the Property.

REQUIRED DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE

1. **Table 10-3-9(A) Bulk and Dimensional Standards.** In accordance with the City's Code, required setbacks are as follows: Front: 25'; Side: 20'; Rear: 0'. Petitioner seeks a deviation to measure setbacks only to the boundary of the Property. Petitioner anticipates

potential future subdivision of the Property into multiple parcels and seeks a waiver of any setback requirement between property lines internal to the Property (i.e. between buildings 1 and 2). For purposes of applying setbacks, Beecher Road shall be the front setback. The east, north and south property lines of the Property shall be side yards.

2. **10-5-1(F) Cross Access.** The City's Code requires cross access between adjoining developments. Given the unique security constraints associated with the use and operation of a Data Center Campus, all cross-access requirements shall be waived with respect to the Property.
3. **10-5-1(O) Bicycle Parking.** The City's Code requires bicycle parking. The surrounding roadways and the use of the Property is not conducive to bicycle access and parking. Petitioner seeks a waiver of bicycle parking requirements.
4. **10-5-5. Fences.** City Code establishes requirements for fencing, which includes a requirement that fencing shall not extend beyond the front plane of the primary building façade. Petitioner seeks approval of the fencing specification and the location of the fencing as specifically delineated on the Preliminary Plan.
5. **10-5-8(4). Appearance Standards, Industrial Uses.** The City Code establishes standards for Industrial Buildings, including the requirement that any building greater than 100' in length shall incorporate recesses along at least thirty percent (30%) of the length of the façade abutting a public street. In light of the significant setbacks incorporated in the layout of the Data Center Campus and the emphasis on open space around the roadway perimeter of the campus, the architectural standards are hereby waived so long as the buildings are constructed of masonry, pre-cast materials.
6. **10-7-2. Lots.** The City's Code requires all lots to abut a public street and reserves to the Planning and Zoning Commission and the City Council the ultimate approval of the size, shape and orientation of lots. Given the unique nature of the secure Data Center Campus, the City hereby waives the requirement for access on a public street and agrees to approve such future subdivision of the Property into individual units as Petitioner deems reasonably necessary and appropriate to facilitate the use, operation, maintenance, and disposition of the Property.
7. **10-7-3 and 10-7-4.** The City's Code establishes standards for the development of streets and circulation necessary for the development of property. The development of the Property does not include new streets and driveways internal to the development and shall be exempt from the requirements of these sections.

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

RESPECTFULLY SUBMITTED this 12th day of September, 2025

PETITIONER:

C1 YORKVILLE LLC,
a Delaware limited liability company

A handwritten signature in blue ink, appearing to be "K. Whitaker", is written over the text of the petitioner.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A

Legal Description of the Property

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SECTION LINE BETWEEN SECTIONS 17 AND 18, 11.66 CHAINS NORTH OF QUARTER SECTION CORNERS; THENCE EAST AT RIGHT ANGLES WITH SAID SECTION LINE BEING ALSO THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892, A DISTANCE 20 CHAINS; THENCE SOUTH PARALLEL WITH SAID SECTION LINE, 31.66 CHAINS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE WEST, 40 CHAINS TO THE CENTER OF PUBLIC ROAD; THENCE NORTH ALONG CENTER OF SAID ROAD AND DIVIDING LINE OF SOUTHEAST AND NORTHEAST QUARTERS OF SAID SECTION 18, 31.66 CHAINS TO THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE EAST TO THE SECTION LINE, 20 CHAINS TO THE PLACE OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET

TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PINs:

02-18-400-001

02-17-300-001

EXHIBIT B
Preliminary Plan
(Attached)

CONCEPT PUD PLAN FOR CYRUSONE CHI 12 CAMPUS YORKVILLE, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	△	▲
PRESSURE TAP		●
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊙	⊙
PRIVATE WATER WELL	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—S—	—S—
FORCE MAIN	—F—	—F—
STORM SEWER	—ST—	—ST—
WATER MAIN	—W—	—W—
UTILITY CROSSING	—X—	—X—
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—E—	—E—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊞	⊞
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
GUY WIRE	—G—	—G—
STREET SIGN	⊙	⊙
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	—749—	—749—
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	—W—	—W—
FLOODWAY	—F—	—F—
FLOODPLAIN	—FP—	—FP—
HIGH WATER LEVEL (HWL)	—H—	—H—
NORMAL WATER LEVEL (NWL)	—N—	—N—
DIRECTION OF SURFACE FLOW	—D—	—D—
DITCH OR SWALE	—D—	—D—
DIVERSION SWALE	—DS—	—DS—
OVERFLOW RELIEF ROUTING	—OR—	—OR—
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—SF—	—SF—
FENCE LINE, WIRE	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—O—	—O—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	—CS—	—CS—
CURB AND GUTTER	—CG—	—CG—
DEPRESSED CURB	—DC—	—DC—
REVERSE PITCH CURB & GUTTER	—RPC—	—RPC—
EASEMENT LINE	—EL—	—EL—
PROPERTY LINE	—PL—	—PL—

CONTACTS

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ERIC DHUSE, DIRECTOR OF PUBLIC WORKS
610 TOWER LANE
YORKVILLE, ILLINOIS 60560

CITY OF YORKVILLE - COMMUNITY DEVELOPMENT
KRYSTI BARKSALE-NOBLE, COMMUNITY DEVELOPMENT DIRECTOR
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YORKVILLE, ILLINOIS 60560
(630) 553-8573

CITY OF YORKVILLE - BUILDING SAFETY & ZONING DEPARTMENT
651 PRAIRIE POINTE DRIVE
YORKVILLE, ILLINOIS 60560
(630) 553-8545

PLANS PREPARED FOR



2850 N. HARWOOD STREET
DALLAS, TEXAS 75201
(312) 466-4605

INDEX OF SHEETS

C-1	COVER SHEET
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C-3	CONCEPT GRADING PLAN
C-4	CONCEPT UTILITY PLAN

UTILITY CONTACTS

ELECTRIC
COMED (800) 334-7661

NATURAL GAS
NICOR (847) 642-6748

PHONE
AT&T (800) 288-2020

CABLE/TELEVISION
COMCAST (866) 594-1234

BENCHMARKS

REFERENCE BENCHMARK:

NGS MONUMENT YY 49 (MF0524), DESCRIBED AS 4'1.4 MI E FROM PLANO, 1.4 MILES EAST ALONG THE CHICAGO, BURLINGTON AND QUINCY RAILROAD FROM THE STATION AT PLANO, KENDALL COUNTY, AT POLE 50/18, 9 FEET SOUTH OF THE CENTERLINE OF THE SOUTH TRACK, AT A SIGNAL BRIDGE, IN THE TOP OF THE NORTHWEST CORNER OF A 3- BY 8-FOOT CONCRETE BASE, AND LEVEL WITH THE TRACK. A STANDARD DISK, STAMPED YY 49 1934.

DATUM: NAVD88
ELEVATION: 646.41

SITE BENCHMARK:

IRON ROD IN PARKWAY ON THE WEST SIDE OF ELDAMAIN ROAD, APPROXIMATELY 200' NORTH OF THE ENTRANCE TO MENARDS DISTRIBUTION CENTER.

EXISTING CONDITIONS:

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP, DATED JUNE 11, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



LOCATION MAP

SCALE: 1"=1,000'

GENERAL NOTES

- THE CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (630) 553-8573.
- ALL UTILITY COMPANIES, INCLUDING THE CITY OF YORKVILLE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
 - CITY OF YORKVILLE MUNICIPAL CODE
 - CITY OF YORKVILLE SUBDIVISION REGULATIONS
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
 - OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
 - "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
 - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
 - ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
 - UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (PDF VERSION SHALL BE DELIVERED ON CD-ROM AS WELL AS DGN OR DWG CAD FILES) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, CURBS, AND MONUMENTS. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

ABBREVIATIONS

BL	BASE LINE	PC	POINT OF CURVATURE
C	LONG CHORD OF CURVE	PT	POINT OF TANGENCY
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	ROW	RIGHT-OF-WAY
D	DEGREE OF CURVE	SAN	SANITARY SEWER
EP	EDGE OF PAVEMENT	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TF	TOP OF FOUNDATION
FR	FLOODPLAIN	TP	TOP OF PIPE
FW	FRAME	TS	TOP OF SIDEWALK
FW	FLOODWAY	W	TOP OF WALL ELEVATION
HWL	HIGH WATER LEVEL	BW	BOTTOM OF WALL
INV	INVERT	BC	BACK OF CURB
L	LENGTH OF CURVE	TDC	TOP OF DEPRESSED CURB
MH	MANHOLE	WM	WATER MAIN
NWL	NORMAL WATER LEVEL	EC	EDGE OF CONCRETE

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CYRUSONE CHI 12 CAMPUS CONCEPT PUD PLAN YORKVILLE, IL

REVISIONS

COVER SHEET

REG JOB No. 60927-00-11	BID	SHEET
REG PM	START DATE 07/18/25	C-1
SCALE NONE		OF
		C-4

DESIGNED: DAT
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CHECKED: BDU
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EXPIRATION DATE: NOVEMBER 30, 2025

Formerly JULIE 1-800-892-0123

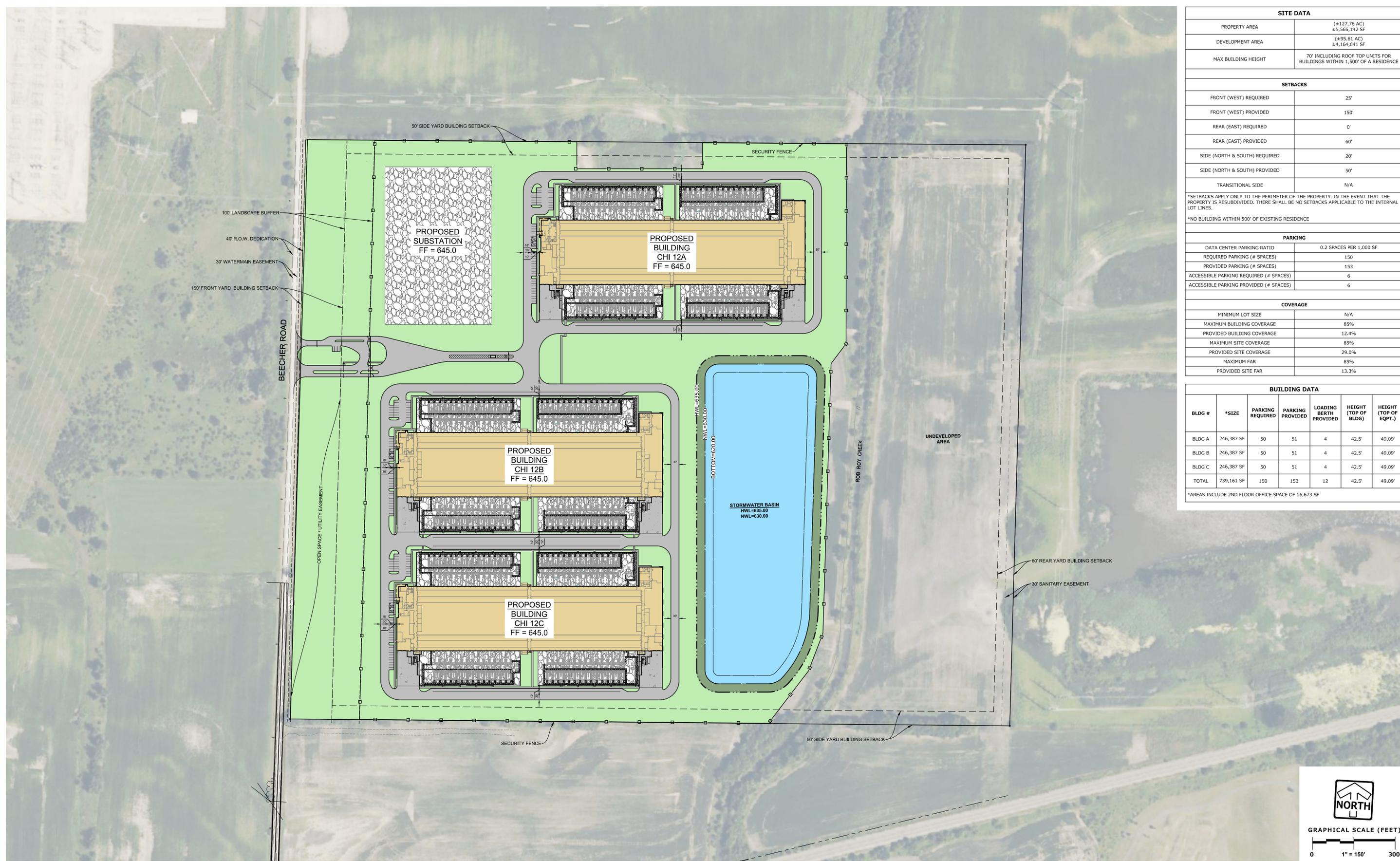
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ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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SITE DATA	
PROPERTY AREA	(±127.76 AC) ±5,565,142 SF
DEVELOPMENT AREA	(±95.61 AC) ±4,164,641 SF
MAX BUILDING HEIGHT	70' INCLUDING ROOF TOP UNITS FOR BUILDINGS WITHIN 1,500' OF A RESIDENCE

SETBACKS	
FRONT (WEST) REQUIRED	25'
FRONT (WEST) PROVIDED	150'
REAR (EAST) REQUIRED	0'
REAR (EAST) PROVIDED	60'
SIDE (NORTH & SOUTH) REQUIRED	20'
SIDE (NORTH & SOUTH) PROVIDED	50'
TRANSITIONAL SIDE	N/A

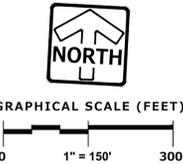
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO THE INTERNAL LOT LINES.
 *NO BUILDING WITHIN 500' OF EXISTING RESIDENCE

PARKING	
DATA CENTER PARKING RATIO	0.2 SPACES PER 1,000 SF
REQUIRED PARKING (# SPACES)	150
PROVIDED PARKING (# SPACES)	153
ACCESSIBLE PARKING REQUIRED (# SPACES)	6
ACCESSIBLE PARKING PROVIDED (# SPACES)	6

COVERAGE	
MINIMUM LOT SIZE	N/A
MAXIMUM BUILDING COVERAGE	85%
PROVIDED BUILDING COVERAGE	12.4%
MAXIMUM SITE COVERAGE	85%
PROVIDED SITE COVERAGE	29.0%
MAXIMUM FAR	85%
PROVIDED SITE FAR	13.3%

BUILDING DATA						
BLDG #	*SIZE	PARKING REQUIRED	PARKING PROVIDED	LOADING BERTH PROVIDED	HEIGHT (TOP OF BLDG)	HEIGHT (TOP OF EQPT.)
BLDG A	246,387 SF	50	51	4	42.5'	49.09'
BLDG B	246,387 SF	50	51	4	42.5'	49.09'
BLDG C	246,387 SF	50	51	4	42.5'	49.09'
TOTAL	739,161 SF	150	153	12	42.5'	49.09'

*AREAS INCLUDE 2ND FLOOR OFFICE SPACE OF 16,673 SF



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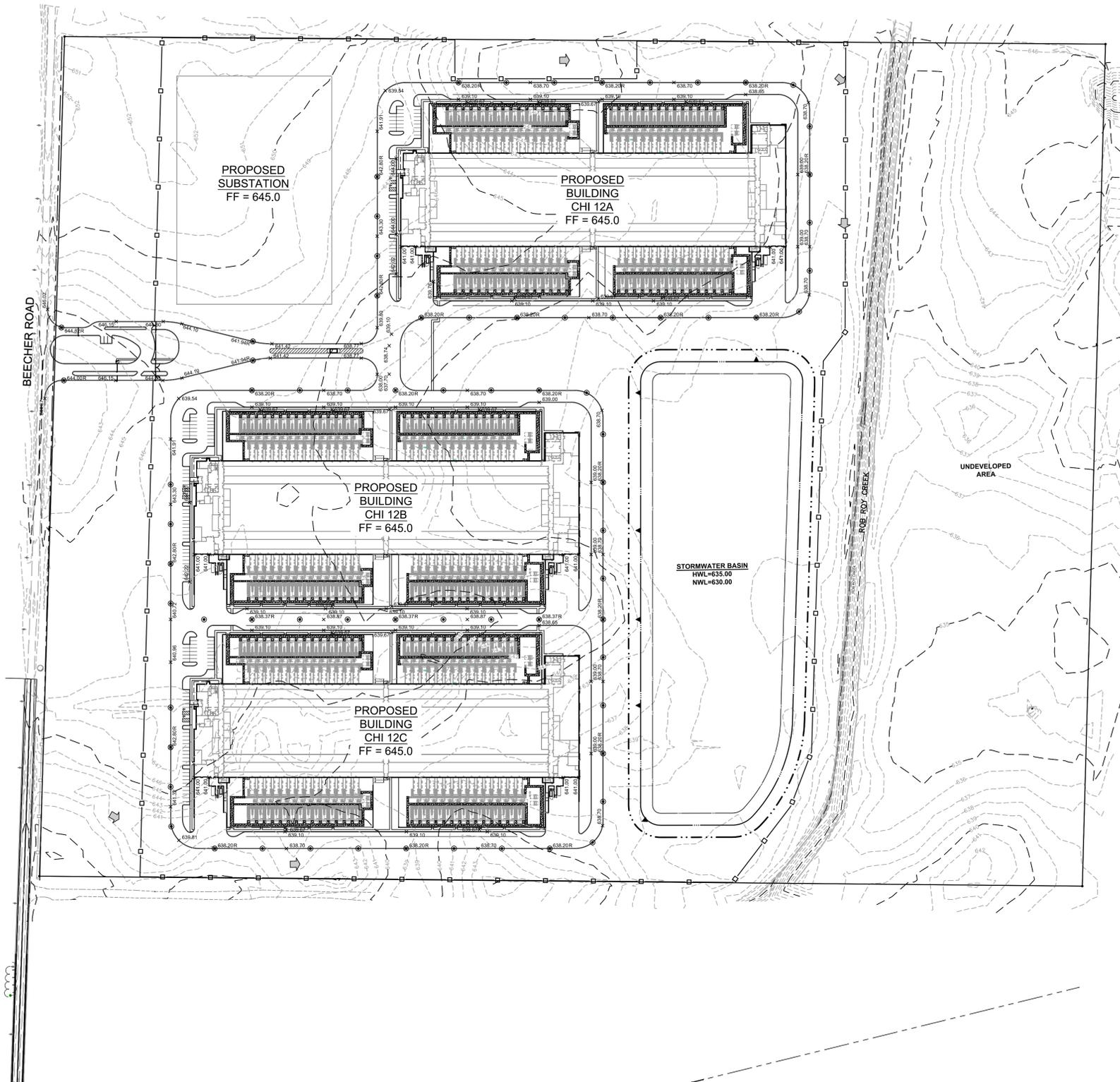
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CONCEPT SITE PLAN
 SHEET
C-2
 OF
C-4

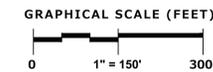
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LEGEND		
EXISTING	PROPOSED	STORM DRAINAGE STRUCTURE
○	●	PRECAST FLARED END SECTION
▽	▶	CONTOUR
749	749	SPOT ELEVATION
x (750.00)	x 750.00	DIRECTION OF SURFACE FLOW
→	↖	OVERFLOW RELIEF ROUTING



CYRUSONE CHI 12 CAMPUS
CONCEPT PUD PLAN
 YORKVILLE, IL

REVISIONS

NO.	DESCRIPTION	DATE

GRADING PLAN

REG JOB NO. 609700-EL	BID	SHEET
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START DATE 07/18/25		OF
SCALE 1"=150'		C-4

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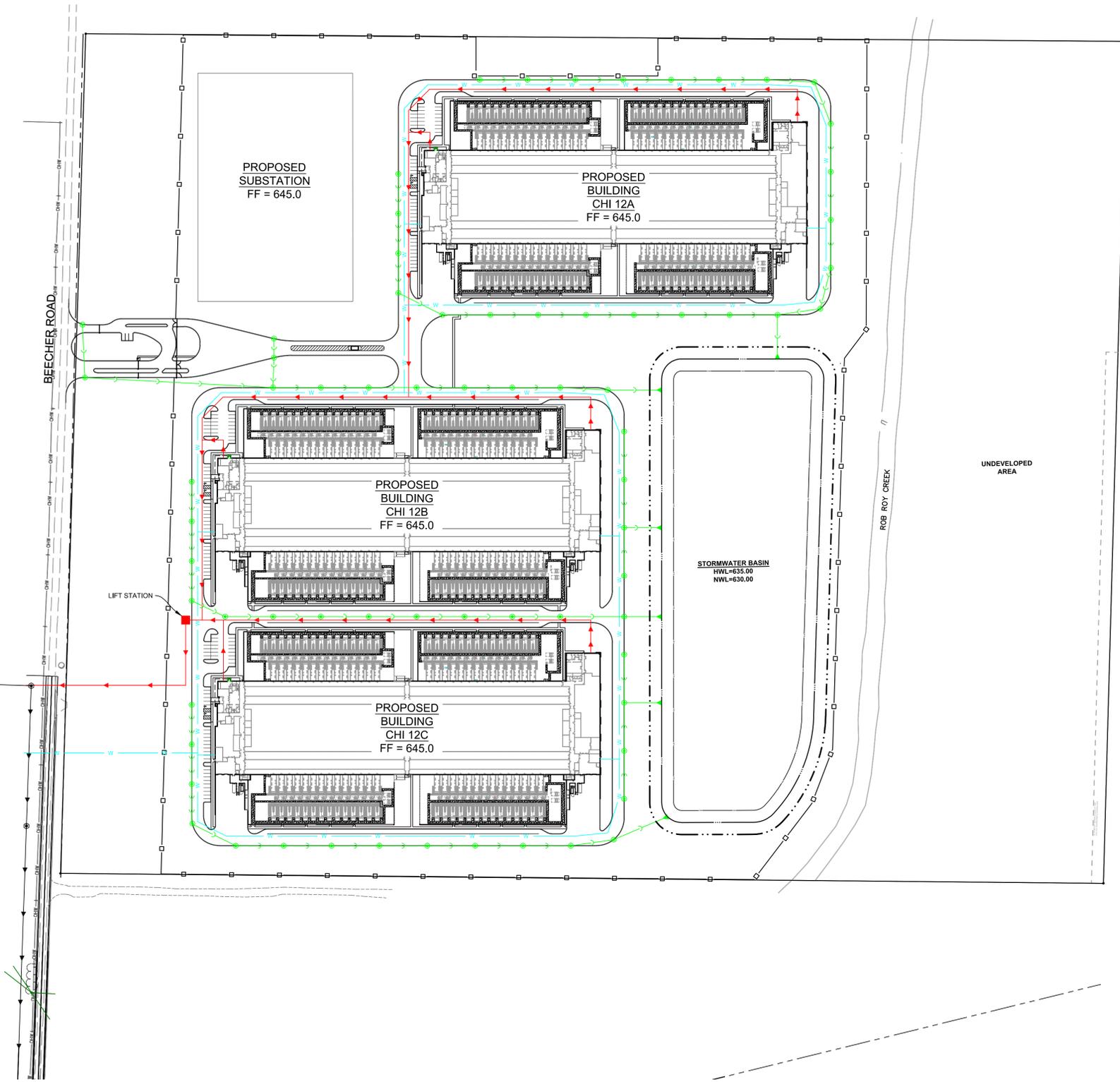
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EXISTING		PROPOSED		LEGEND	
				SANITARY MANHOLE	
				STORM MANHOLE	
				CATCH BASIN/RISER	
				INLET	
				PRECAST FLARED END SECTION	
				VALVE VAULT	
				VALVE BOX	
				FIRE HYDRANT	
				SANITARY SEWER	
				STORM SEWER	
				WATERMAIN	



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UTILITY PLAN

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SCALE: 1"=150'

SHEET
C-4
OF
C-4