

July 20, 2026

Matt Fritz
Village Administrator
Village of Coal City
515 S. Broadway St.
Coal City, IL 60416

Dear Mr. Fritz,

Kimley-Horn, on behalf of Aligned Data Centers (“Aligned”), is submitting an application for Preliminary Planned Unit Development, Final Planned Unit Development, and Preliminary and Final Plat of Subdivision for a proposed ±320-acre development site (“Site”), located on the southeast corner of East Reed Road and South Carbon Hill Road, the majority of which is currently within the Village of Coal City, IL (“Village”). Additionally, an annexation and rezoning application is being submitted for a residential property concurrent with this application, as noted in the associated submittal documents.

The Applicant is pleased to submit this Planned Unit Development (PUD) application for the proposed state-of-the-art data center development and adjacent public utility substation. This submittal presents a comprehensive design and technology framework intended to transform the subject property into a high-value, sustainable infrastructure asset that aligns with the City’s long-term economic development and smart-growth planning goals.

To support the highly specialized site layout, premium data center architectural screening, and extensive utility infrastructure improvements required for a project of this scale, the Applicant is advancing this zoning request in tandem with parallel administrative tracks for municipal economic development incentives, including Tax Increment Financing (TIF). While these separate applications proceed independently through their respective review processes and timelines, they are designed to work together to support the project’s overall viability. We look forward to working collaboratively with the Village staff, the Plan Commission, and the Village Board on both the PUD approvals and the subsequent Development Agreement to bring this landmark technology investment to the community.

We believe the project will deliver significant economic and infrastructure benefits while meeting or exceeding all applicable PUD standards. Thank you for your consideration. We are available at your convenience for any questions or discussions and respectfully request placement on the next available agenda.

PROPOSED PROJECT:

The proposed project is a future technology campus development, which will include a new 30-acre public utility electrical substation (“Public Utility Substation”), which is to be owned and operated by the Commonwealth Edison Company (“ComEd”), adjacent to the technology campus. The technology campus will consist of data center buildings, each of which will include an administrative area, generator yard, truck dock, and parking lot. Each section is separated by green space and can be accessed by drive aisles located throughout the site. Parking and stormwater ponds are strategically located along the exterior portions of the site, creating significant setbacks from adjacent residential properties and rights-of-way in excess of setback requirements within the Village’s Industrial Design Guidelines. In addition, the portions of the technology campus that are adjacent to existing residences or public roads will include landscape berms and other landscape screening elements as required by the Coal City Industrial Development Design Standards and Guidelines (IDDSG). The technology-based use generates proportionally low traffic volumes and low impact to city services such as schools and emergency services.

The site is currently undeveloped and consists of agricultural land. There is approximately 13 feet of surface elevation change across the site as it slopes down to the northwest and southwest.

The development is comprised of six properties, which are summarized below:

	Parcel ID	Existing Jurisdiction	Existing Zoning Designation	FLUM Designation
A	09-15-100-001	Village of Coal City	I-1 (Industrial)	Agricultural
B	09-15-100-003	Village of Coal City	I-1 (Industrial)	Agricultural
C	09-15-100-008	Grundy County	Agricultural	Single Family
D	09-15-100-009	Village of Coal City	I-1 (Industrial)	Agricultural
E	09-15-300-001	Village of Coal City	I-1 (Industrial)	Agricultural
F	09-15-300-002	Village of Coal City	I-1 (Industrial)	Agricultural

Parcels A, B, D, E and F are within the limits of the Village of Coal City. Parcel C is currently under Grundy County jurisdiction and is anticipated to be annexed into the Village in a related proceeding connected to this application. The Public Utility Substation will comprise Lot 1 of the Site and the adjacent technology campus will comprise Lot 2 of the Site.

ANNEXATION AND MAP AMENDMENT (REZONE) REQUEST:

This request includes an annexation request to bring the Grundy County parcel into Village of Coal City jurisdiction (Parcel C). The Map Amendment (Rezone) is included to assign them I-1 zoning consistent with the surrounding parcels associated with the development.

The parcel meets the criteria for annexation as it is continuous to the limits of the Village, is within Maine Township, and is located within the Village of Coal City 2035 Comprehensive Planning Area.

The parcel also meets the approval criteria for zoning amendments per Table 26 in Village of Coal City Zoning Code:

- (1) *Compatible with Use or Zoning of Environs - The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.*

The parcel requesting a rezone is adjacent to and surrounded by property that is already industrially zoned:

- (2) *Supported by Trend of Development –The trend of development in the general area since the original zoning of the affected property was established supports the proposed use or zoning classification.*

The trend of development in the area is leaning towards industrial uses.

- (3) *Consistent with Comprehensive Plan Objectives – The proposed use or zoning classification is in harmony with the objectives of the Comprehensive Plan of the Village as viewed in light of any changed conditions since the adoption of the Comprehensive Plan or adoption of a new Comprehensive Plan.*

Third, the proposed use is supported by the objectives of the Comprehensive Plan. This will be discussed in further detail in the following section.

- (4) Furthers Public Interest – The proposed use or zoning classification promotes the public interest and not solely the interest of the applicant.*

The project promotes public interests by extending public utilities to the southwest of the Village, promoting further expansion of development southwest from the Village municipal boundary. Additionally, the development will enlarge and diversify the Village tax base and provide additional good-paying employment opportunities throughout construction and site operation.

COMPREHENSIVE PLAN AND ZONING ANALYSIS:

The Future Land Use Map within the Comprehensive Plan designates the project site as 'Agricultural'; however, the Comprehensive Plan concedes that the agricultural land use category is used to "Identify areas that are presently vacant, undeveloped, sparsely developed, or primarily used for farm related activities. Nearly all the Village's potential large development sites are agricultural." (Comp. Plan 4-1). The location of the proposed development is located south of the Village center and is in an area of the Village that is generally of industrial use. Furthermore, the property is zoned Industrial, or, for a small portion to be annexed, is proposed to be rezoned to industrial concurrent with this application.

The development is using a Planned Unit Development (PUD) in accordance with the Village requirement of incorporating a PUD for any development greater than 10 acres in size. Additionally, due to the unique nature of the development, a PUD enables the Village and a developer to negotiate deviations from certain zoning standards by providing other benefits of the development (i.e. greater setbacks, enhanced screening, etc.).

The parcels that make up the development are currently zoned, or will be zoned for the parcel being annexed, I-1 (Industrial). The future technology campus is in alignment with the purpose and intent of the I-1 Industrial District in the Village of Coal City Zoning Ordinance which is to "...provide primarily for low-nuisance industrial uses that are compatible with a residential community..." The development has contained its operations to the interior of the site, which is surrounded by ample open space, stormwater ponds, landscaping, and berms to the north and west. This, paired with a proportionally low impact to the existing traffic and Village utilities, significantly reduces or eliminates nuisance to the neighboring properties caused by the development. Its location is particularly appropriate for the community as it can function as a transition from the heavier industrial uses located to the east of site to the agricultural and single-family uses to the west.

Intent of PUD Application:

A preliminary PUD application is being submitted concurrently with the Annexation and Map Amendment (Rezone) and Subdivision applications. According to the Village of Coal City Zoning Ordinance, "The objective of planned unit development is therefore not simply to allow exceptions to otherwise applicable regulations. It is instead to encourage a higher level of design and amenity than it is possible to achieve under the usual land development requirements" (156-185-B).

The project complies with the PUD approval criteria per Table 26 in Village of Coal City Zoning Code based on the following:

- (1) Superior Design – The planned unit development represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations and that solely on this basis modifications to the use and design standards established by such regulations are warranted.*

The project will provide the following site design characteristics:

- Attractive building design through the use of thoughtful and compatible colors, materials, and design techniques
- Enhanced screening through use of berms and perimeter landscaping while protecting and maintaining many of the existing trees along the outside perimeter of the property, where feasible.
- Enhanced setbacks and green space. With the placement of landscape berms along the technology campus and stormwater ponds on-site along the property line, the primary structures will be significantly setback from the right-of-way..
- Surface stormwater features to treat and attenuate runoff.

(2) Meets Planned Unit Development Requirements – The planned unit development meets the requirements for planned unit developments set forth in this chapter and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

- PUD is listed as a conditional use in the I-1 Zoning District
- The development is ±320 acres (greater than 10 acres)
- It contains more than two buildings of a principal use
- The property will be, after finalization of the entitlements process, under the same ownership and control

(3) Consistent with Village Comprehensive Plan – The planned unit development is generally consistent with the objectives of the Village Comprehensive Plan as viewed in light of any changed conditions since the adoption thereof.

- The proposed development is consistent with changed conditions since the adoption of the Comprehensive Plan in 2014. See discussion above.

(4) Public Welfare – The planned unit development will not be detrimental to the public health, safety, morals, or general welfare.

- The proposed Planned Unit Development has been designed to meet or exceed all applicable federal, state, and local regulatory requirements related to public health, safety, and welfare. The development will provide adequate public infrastructure, utility services, emergency access, drainage, and other site improvements necessary to support the proposed use while minimizing potential impacts to surrounding properties and the community.
- Sound mitigation measures will be utilized for building and appurtenance sound generation to meet state and local ordinances.
- Site security perimeter fencing and secured entrances will provide safety measures to both the development and the public.
- Fire protection and life-safety systems will be incorporated into the technology campus design in accordance with applicable code requirements and coordinated through the normal building and fire review process, helping ensure that the development can operate in a manner protective of occupants, responders, and the surrounding community.
- The proposed use utilizes non-evaporative cooling technology and mechanical design meeting all state and local standards, including spill prevention plan(s) for responding to the unlikely event of a material spill.

(5) Compatible with Environs – Neither the planned unit development nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

- The project's light industrial use is compatible with the adjacent areas and the zoning of the subject site. The use of open space and landscaping will buffer much of the site's use from public view.
- The extension of offsite public utilities (namely water and sanitary sewer service) will in fact likely *promote* the development of surrounding property.
- The proposed development replaces an agricultural land use with a comprehensively planned technology campus incorporating engineered stormwater quality facilities. Compared to the existing agricultural use, that does not provide water quality treatment, the project is anticipated to reduce the potential for nutrient and agricultural chemical runoff while providing water quality treatment that will meet or exceed current regulatory standards.

(6) Natural Features – The design of the planned unit development is consistent with the preservation of natural features of the site such as floodplains, wooded areas, natural drainageways, or other areas of sensitive or valuable environmental character.

- Care will be taken to ensure that existing drainageways and natural features will be preserved when feasible. Impacts to delineated aquatic features, floodplains, or floodways, will be mitigated in accordance with local, state, and federal requirements.

(7) Circulation – Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the planned unit development, or unduly interfering with the safety or capacity of adjacent streets.

- Buildings within the development are accessed by drive aisles located throughout the site. Off street parking and loading facilities will be provided as appropriate for the development's operations.
- The technology campus site entrance has been designed in a manner that would allow adequate vehicle stacking to prevent the blocking of traffic along E Reed Road.
- Offsite roadway improvements will be made, as needed and demonstrated by engineering studies, to enhance safety for vehicles entering and/or leaving the site

(8) Open Spaces and Landscaping – The quality and quantity of common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a planned unit development. The size, shape, and location of a substantial portion of total common open space provided in residential areas render it usable for recreation purposes. Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

- The proposed development will provide enhanced amenities in accordance with Section 156-188 A-E. A large portion of the site will be dedicated to permanent common open space for the PUD area which will include enhanced landscaping.
- Landscaping and perimeter screening will be installed, where feasible, in accordance with Village municipal code and Industrial Design Guidelines.

(9) Covenants – Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners' or condominium associations, or the like for: (a) The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or

detention areas, and other common elements not to be dedicated to the Village or another public body. (b) Such control of the use and exterior design of individual structures as is necessary for continuing conformance to the planned unit development plan, such provision to be binding on all future ownership.

- Because Lot 2 consists of a single lot under unified ownership with no shared common elements, standalone CC&Rs are not anticipated. However, should Lot 2 be further subdivided or require shared access, utility, or stormwater agreements, appropriate covenants and easements will be submitted to the Village review prior to Final Plat approval.

(10) Public Services – The land uses, intensities, and phasing of the planned unit development are consistent with the anticipated ability of the Village, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

- The technology-based use generates proportionally low traffic volumes and low impact to city services such as utility infrastructure, schools and emergency services.
- The technology campus is a proportionately low water and wastewater user, using water primarily for the administrative functions of the building (toilets, sinks, etc.).

(11) Phasing – Each proposed development phase of the planned unit development can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed.

- The development is anticipated to be constructed in various phases. The number of concurrent phased building construction will be dependent on customer demand. The following phases are anticipated
 - ComEd Substation
 - Mass grading Phase 1
 - Mass grading Phase 2
 - Construction of buildings (each building 12-18 month construction) approximately

In addition to the code required benefits, the project is also offering the following;

- Site Programming:
 - A high-tech campus bringing highly skilled, high-paying jobs to the area, many of which can be filled by Coal City and Grundy County residents.
 - On-site office space featuring closed office space and other amenities.
 - Secured perimeter and 24-hour private security, limiting the potential for crime and providing first-response security
- Regional Benefits:
 - Project intends to construct onsite improvements in accordance with the Village's regional stormwater management goals and strategies
 - Significant financial investment, yielding a substantial increase to the tax base and spurring economic development in the area.
 - Public Utility Substation, providing critical power infrastructure utilized by this project and other nearby commercial and residential developments.

PROJECT DESCRIPTION AND OPERATIONS OVERVIEW

The technology campus will implement the strategies listed below for the following aspects of the project:

General Operations

- 24/7 operations with minimal activity during nighttime hours
- 24/7 private security and secure perimeter and site access control
- Approximately 600-800 employees are anticipated within the campus

Water Use and Sustainability

- No large-scale industrial or process water use is required, only 17,000 GPD is required. The campus' non-evaporative cooling system, which utilizes a closed-loop cooling system, nearly eliminates the use for water for the cooling system
- Water and sewer demand for administrative functions of the building (restrooms, breakrooms, administrative functions) and humidification

Building and Site Aesthetics

- Buildings oriented with administrative portions of buildings facing public rights-of-way to the extent practicable
- Enhanced landscaping and berming along rights-of-way frontages and residential properties for screening and sound attenuation

Sound

- Adherence to current sound standards of the Village of Coal City and Illinois Pollution Control Board (IPCB) at the time of adoption of the PUD ordinance
- Village noise standards outlined below, where the noise limit is taken at the receiving residential property line

Noise Level Limit	Measured Location
75 dB Daytime / 70 dB Nighttime	Boundaries of the nearest residentially zoned lot

- *A deviation from the noise performance standards and property line sound pressure level limitations set forth in Section [156.207] of the Coal City Municipal Code is requested for Lot 2 during emergency scenarios. Under this deviation, backup power equipment (including emergency generators and essential life-safety support systems) operating during an actual utility power failure, natural disaster, or direct threat to facility safety shall be exempt from municipal sound and decibel limits.*
- *This exemption shall not apply to routine maintenance, readiness testing, or non-emergency operations, which shall remain subject to standard municipal daytime sound limits and restricted to standard operating hours*

Traffic

- Limited semi-truck trips for periodic deliveries, reducing impact on adjacent local roadways and sound emitted from large vehicles
- Limited or no regular customer traffic or high-volume shipping operations as compared with industrial or commercial use

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Planned Unit Development Request:

Lot 1 – Public Utility Substation (Conditional Public Use)

The Public Utility Substation is designated as a Conditional Public Use in the Village's I-1 zoning district. A Public Utility Substation has unique safety and security requirements, typically derived from federal and state obligations, which do not neatly fit the I-1 zoning district regulations, the Industrial Development Design Standards & Guidelines ("IDDSG"), the Subdivision Regulations and the Building Regulations. For that reason, the following code deviations and confirmations are requested for Lot 1 so that the Public Utility Substation can be developed within the Site serving both the Site and other electrical users within the community.

Aligned is respectfully submitting this request to the Village while ComEd, at the same time, has advised us that the core nature of this Public Utility Substation as a key component of the national bulk power electrical grid may limit the Village's land use authority concerning implementation of the Public Utility Substation. As an example, ComEd points out that the electrical equipment involved -- such as transmission structures, lightning masts, transformers, breakers, and bus structures -- are essential to ComEd's transmission system and are generally regulated by federal and state organizations, including but not limited to the Federal Energy Regulatory Commission ("FERC") and Illinois Commerce Commission ("ICC"). Therefore, per ComEd, they, and potentially too, the security fence proposed by ComEd for Lot 1, fall outside the scope of Village land use authority. The PUD exhibits may include information about the security fence, transmission structures and the other electrical equipment for transparency and reference, with their general locations depicted in the attached plans. These deviations and confirmations relate only to Lot 1, as deviations related to Lot 2 are described below.

Zoning Code 156-139 and 147 – Surfacing of Parking Areas

All vehicular access drives related to off-street parking and loading areas shall be surfaced with blacktop, seal coat, brick or concrete all-weather pavement.

- A deviation for Lot 1 is requested to allow for gravel areas of safe passage, consistent with electrical safety and reliability requirements, except for driveway aprons along Reed Road which will be paved.

Zoning Code 156-165 – Other radio towers or antennas

Other radio towers or antennas as accessory uses shall not exceed 55 feet in height nor be situated more than 3 feet from the principal building.

- A deviation for Lot 1 is requested to allow for the installation of a 104' public utility-only antenna support structure within the Public Utility Substation more than 3 feet from the substation control building (this antenna support structure allows for necessary secure communications to and from the Public Utility Substation).

Zoning Code 156 Attachment 13, Table 13 – Minimum Number of Space Required (a) = .5 Per 1,000 Square Feet of Floor Area

(1) One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces specified in this Table 13.

- A deviation for Lot 1 is requested to eliminate minimum off-street parking requirements since the Public Utility Substation is unmanned.

Zoning Code 156 Attachment 11, Table 11 – Required Number of Off-Street Loading Spaces = 2 spaces (2) for building size from 40,001 to 100,000 square feet

(2) One additional space shall be provided for every 100,000 square feet over 100,000 square feet, with fractional spaces rounded to the nearest integer.

- A deviation for Lot 1 is requested to eliminate minimum off-street loading space requirements since the Public Utility Substation is unmanned.

Zoning Code 156-171 – Fences

(1) Fences may be located in any required yard and shall not exceed a maximum height of six feet.

- A deviation for Lot 1 is requested to allow for an 11-foot-tall expanded metal fence (25% open) plus 12" of Y-shaped barbed wire on top to meet applicable national security obligations, along with certain taller posts of up to 18' tall addressing fence and related security needs.

Zoning Code 156-188-D, IDDSG 1.3.B, IDDSG 5.2-A and 5.2-C and Subdivision Regulations 155-57-H – Utilities, Mechanical, and Telecommunications Equipment

In any PUD or in an industrial development that possesses building square footage in excess of 12,000 square feet, all permanent utility lines shall be installed underground and appurtenances to utility systems must be effectively screened or, if allowed by the Village Board to be overhead, such overhead lines may only be in easements along the rear and side lot lines.

- A deviation for Lot 1 is requested to allow for above-ground utility lines anywhere within Lot 1 and screening for utility systems accomplished through the proposed expanded metal fence. This deviation is necessary for the effective functioning, safety and security of the Public Utility Substation.

Zoning Code 156-217 – Administration of performance standards

An application for a conditional use permit or building permit for an "industrial use" within the I-1 district must include a certification that the use is able to meet all applicable performance standards.

- A confirmation is requested that a Public Utility Substation, as a conditional public use allowed in numerous Village zoning districts and not just the I-1 district, is not considered an "industrial use".

Zoning Code Table 10 – Driveway width at outer edge of sidewalk

Width of driveways measured at the outer edge of sidewalk in non-residential zoning districts is 35 feet maximum.

- A confirmation is requested that driveways which are 20 feet wide but have an 80-foot flare are permissible for Lot 1 to accommodate public utility vehicles necessary for conducting maintenance at the Public Utility Substation.

IDDSG 1.3D – Utilities, Mechanical, and Telecommunications Equipment

All transformers, telecommunications devices, equipment switching boxes and other utility cabinets should be buffered from street and pedestrian areas with landscaping or architectural screens.

- A deviation for Lot 1 is requested to allow for screening for utility equipment, transformers and the like accomplished through the proposed expanded metal fence. This deviation is necessary for the effective functioning, safety and security of the Public Utility Substation.

IDDSG 4.2. – Perimeter Landscaping Adjacent to Abutting Property

Visual buffers shall be provided between similar land uses to accomplish transitions and to mitigate potential conflicts between dissimilar uses. Those properties adjacent to residential and agricultural zoning districts, and/or open space must include a minimum 25-foot-wide buffer; this area must contain an average 8-foot high berm containing trees, hedges and evergreen shrubs along a minimum of 75% of this perimeter area.

- Lot 1 is not adjacent to any known agricultural or residential zoning districts. There is a County agricultural zoning district on the opposite side of Reed Road from Lot 1. There is a substantial setback from the north fence line of the Public Utility Substation to the southernmost line of the unincorporated agricultural zoning district across the street. This setback area will either be green area or used for stormwater detention. A landscaped berm in this northern area of Lot 1 is incompatible with Public Utility Substation security objectives which depend, for public safety purposes, on “eyes from the street” to the secure north fence line.

IDDSG 4.4-C – Building Site Landscaping

Landscaping shall be utilized at building entrances.

- A deviation for Lot 1 is requested given the incompatibility and safety risks of planting vegetation at the entrance to a public utility substation control enclosure within a high-voltage electrical substation.

IDDSG 5.1-B and 5.1-C. – Wall and Fence Design Materials

Break up long expanses of fences or walls, with periodic columns, insets, landscape pockets or changes in materials. Construct fences from stone, brick or metal with dark finishes.

- A deviation for Lot 1 is requested given the need, per national substation security standards, for installation of an 11-foot-tall expanded metal fence with 12” of y-shaped barbed wire on top.

IDDSG 7 – Exterior site lighting

Village review of the lighting plan is undertaken per IES RP-33-99.

- A deviation for Lot 1 is requested from the requirements of IES RP-33-99 for any aspects of lighting within Lot 1 required to meet safety and substation security obligations. The only dusk-to-dawn lighting within Lot 1 will be, for worker safety, small lights over the doors to the equipment enclosure. There are, for security, additional motion-activated lights at each substation gate and along the exterior of the substation fence. Finally, there is manually operated lighting which is only used during periods of necessary overnight substation maintenance, typically in emergent situations.

Subdivision Regulations – 155-43 – Easements

Various easement requirements in a subdivision plat.

- A deviation for Lot 1 is requested from the requirements of the Subdivision Regulations to situate stormwater or utility distribution/transmission easements along the rear or side 10 feet of a lot (154-43-A-1)(such public easements are incompatible with a highly secure Public Utility Substation.

Subdivision Regulations – 155-57 – Required land improvements

Various requirements pertaining to stormwater drainage and water supply systems

- Deviation for Lot 1 are requested from the Subdivision Regulations to (1) eliminate the right of the Village to come onto Lot 1 to maintain a stormwater detention area within Lot 1 given such activity

is incompatible with the safety and security requirements of a Public Utility Substation (157-57-C-5), (2) waive the requirement that Lot 1 be served by the Village's water supply system given that no water or sewer is needed for operation of an unmanned Public Utility Substation and also because no fire hydrants are needed or planned (or should be mandated) for this unmanned facility which has virtually no enclosed areas (157-57-D).

Building Regulations 150-8 – Rapid entry systems

Any new building or structure must have a Village-approved rapid entry system.

- A deviation for Lot 1 is requested from the rapid entry system requirements since such requirements are inconsistent with Public Utility Substation safety and security requirements. ComEd has a definitive protocol in place to work in coordination with local public safety agencies on any emergency response at the substation which can only be entered safely by public safety personnel accompanied by ComEd responding officials (to avoid injury or electrical concerns).

Lot 2 – Technology Campus

The Village of Coal City does not currently have any regulations specific to data centers. Based on the properties' existing zoning, the intent of the I-1 zoning district, and similar uses found within the district, baseline regulations for the I-1 zone and the IDDSG have been referenced as the development framework. Large data center campus settings such as this site provide unique opportunities to tailor the development framework on a site-by-site basis utilizing the zoning ordinance as a basis for design, however deviations are often required to suit the individual site. Therefore, understanding and agreement on allowable code 'deviations' (in exchange for project benefits) upfront, will help guide the design and investment of this project. The development requests the following deviations from I-1 zoning and IDDSG regulations listed below. These deviations relate only to Lot 2, as deviations related to Lot 1 are described above.

Zoning Code 156 Attachment 8, Table 8 – Minimum lot width, in feet, along arterial street (a) = 200

(a) Required front and corner side yard frontages for any lot abutting an arterial street designated in the Village Comprehensive Plan or in an annexation agreement or subdivision plat except for lots meeting requirements under § 156-56, Exceptions to arterial lot dimensions.

- Substations and Switching stations are exempt from this requirement.

Zoning Code 156 Attachment 8, Table 8 – Minimum front yard depth or corner side yard width, in feet (b) = 40

(b) Plus two feet for each one foot of building height over 30 feet.

- Minimum front yard depth or corner side yard width = 40' for substation or switching station lot.

Zoning Code 156 Attachment 8, Table 8 – Minimum interior side yard width, in feet (b) = 10

(c) Plus two feet for each one foot of building height over 30 feet.

- Minimum interior side yard width = 10'

Zoning Code 156 Attachment 8, Table 8 – Minimum rear yard depth, in feet (b) = 15

(b) Plus two feet for each one foot of building height over 30 feet.

- Minimum interior rear yard width = 10'

Zoning Code 156 Attachment 8, Table 8 – Permitted Use Groups (c) = Z

(b) See Table 9 for permitted and conditional uses by group.

- The following are permitted uses within the I-1 zoning district–
 - Data Center
 - Accessory buildings and uses to Data Center buildings and function
 - Substations, switching station
 - Electric Service Facilities, which may be constructed on a separate parcel or outlot other than where data center buildings are located
 - All electric generation, distribution, transmission, and substation facilities Enclosed energy, battery, and fuel storage facilities, such as but not limited to, Battery Energy Storage Systems (BESS)
 - Water storage and cooling facilities and associated water pumps, tanks, and equipment
 - Temporary, onsite natural gas-fired electrical generation facilities designed to provide interim power to support ongoing site operations during grid interconnection buildout and/or facility commissioning. The temporary generation use shall be permitted for a finite duration not to exceed twelve (12) consecutive months of active operation per phase, with an absolute permit expiration date of December 31, 2033, or sixty (60) days following final energization of permanent utility grid power by ComEd, whichever occurs first.

Zoning Code 156-81.B – Standards for nonresidential uses.

B. The lot width and area requirements for each nonresidential permitted use, except permitted public uses and temporary uses, shall be the same as required per dwelling unit in the same district. For nonresidential conditional uses, such requirements shall be as determined by the Village Board. For both nonresidential permitted and conditional uses, maximum building height shall be governed by a maximum floor area ratio of 0.6, and sign regulations and off-street parking and loading and landscaping requirements shall be as provided in this chapter, Article VII, § 156-125 et seq., and Article VIII, § 156-160 et seq.

- Principal and accessory structures may be a maximum of 75' in height, as measured from the average elevation directly adjacent to the building to the top of parapet. Rooftop equipment shall not apply to building height.

Zoning Code 156 Attachment 13, Table 13 – Minimum Number of Space Required (a) = .5 Per 1,000 Square Feet of Floor Area

- (a) *One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces specified in this Table 13.*

- The required number of parking stalls shall be calculated as 1 space per 10,000 square feet of net building floor area.

Zoning Code 156 Attachment 11, Table 11 – Required Number of Off-Street Loading Spaces = 2 spaces (2) for building size from 40,001 to 100,000 square feet

- (2) *One additional space shall be provided for every 100,000 square feet over 100,000 square feet, with fractional spaces rounded to the nearest integer.*

- The required number of loading spaces shall be two (2) spaces per building.

Zoning Code 156-145 – Bicycle Parking

All uses providing over 25 spaces shall provide space and facilities for bicycle parking.

- The required number of bicycle parking spaces shall be calculated as 1 space per 50 vehicular parking spaces.

Zoning Code 156-171 – Fences

(1) Fences may be located in any required yard and shall not exceed a maximum height of six feet.

- Required screening and fences may be located in any required yard and shall not exceed a maximum height of eight (8) feet.

Zoning Code 156-207– Noise

(C) Exceptions. The following shall be exempt from noise performance standards:

- (1) through (6) unchanged
- (7) *Emergency Backup Power Equipment.* Noises resulting from the operation of emergency backup power generators, standby power systems, and associated mechanical equipment during and actual utility outage, regional grid failure, natural disaster, or immediate threat to facility safety
- (8) *Approved Temporary Variances.* Temporary exceedances directly associated with initial commissioning of emergency equipment or emergency equipment repair, provided such activities are scheduled during daytime hours and advance written notice is provided to the Village Administrator or Zoning Administrator

IDDSG 1.3.B. – Utilities, Mechanical, and Telecommunications Equipment

In any industrial development that possesses building square footage in excess of 12,000 square feet, all permanent utility lines shall be installed underground

- Permanent high voltage and medium voltage power facilities from the public switching station or substation to the user substation may be installed above ground.

IDDSG 1.3.E. – Utilities, Mechanical, and Telecommunications Equipment

The location of exterior mechanical equipment associated with industrial processing or manufacturing operations shall minimize visual and auditory impacts from adjacent residential property and shall be mitigated with structural or landscape screening and buffering

- Exterior mechanical equipment directly adjacent to primary data center buildings and support buildings shall be mitigated with structural or landscape screening and buffering. Substations and Switching stations are exempt from this requirement.

IDDSG 1.4.C. – Service, Delivery and Storage Areas

With the exception of outside storage areas, when it is not possible to locate loading facilities and service areas on a non-street side of a building, loading docks and doors should not dominate the building frontage. In no case may outside storage areas be located in the front of a building.

- Outside storage, loading docks, and standalone refuse areas visible from and located within 200 feet of a public right-of-way shall not be permitted in the front yard unless substantially screened from view of the public right-of-way.

IDDSG 1.4.F. – Service, Delivery and Storage Areas

Outside storage areas adjacent to residential districts shall be fully screened by screen wall enclosures. Screen walls shall have a minimum height of 6 feet. Stored materials may not be visible above the enclosure height.

- Outside storage areas directly adjacent to residential districts shall be fully screened by screen wall enclosures or berming.

IDDSG 4.2. – Perimeter Landscaping Adjacent to Abutting Property

Visual buffers shall be provided between similar land uses to accomplish transitions and to mitigate potential conflicts between dissimilar uses. Those properties adjacent to residential and agricultural zoning districts, and/or open space must include a minimum 25-foot-wide buffer; this area must contain an average 8-foot high berm containing trees, hedges and evergreen shrubs along a minimum of 75% of this perimeter area.

- This requirement does not apply to property boundary where building is greater than 250' from property boundary or does not abut a public right-of-way
- Screening from the adjacent Rights-Of-Way to include a 45-foot buffer with a minimum 5-foot-tall berm, as measured from the exterior-facing toe of slope, containing landscaping along a minimum of 75% of the perimeter area. Landscaping shall consist of one tree every 40 linear feet with a combination of canopy, ornamental, and evergreen. Trees shall be minimum 2.5" CAL with a minimum height of 8' at time of planting.

IDDSG 5.1.B. – Wall and Fence Design Materials

Break up long expanses of fences or walls, with periodic columns, insets, landscape pockets or changes in materials.

- This requirement does not apply to security fencing or fencing not visible to the public right-of-way

IDDSG 5.2.A – Screening Requirements

A project must include adequate screening of meters, transformers, air conditioner units and storage service areas.

- A project must include adequate screening from the public right-of-way of meters, transformers, air conditioner units, and storage service areas for equipment within 300' of the public right-of-way. Switching stations and/or substations are exempt from this requirement.

IDDSG 5.2.B – Screening Requirements

All authorized outside storage shall be screened using fencing, walls and/or landscape materials.

- All permanent authorized outside storage within 300' of the property boundary shall be screened using fencing, walls, and/or landscape materials. Switching stations and/or substations are exempt from this requirement.

IDDSG 5.2.C – Screening Requirements

All utility equipment must be screened, including auxiliary power generators, from view with fencing, walls, and/or landscaping which must be 2 feet higher than the utility equipment.

- Equipment yards within 300' of the public right-of-way shall be screened. Switching stations and/or substations are exempt from this requirement.

Criteria Response Matrix

A Planned Unit Development is intended to provide flexibility in development in order to utilize new techniques of land development and thoughtful site design, all with high-quality design that is compatible to surrounding land uses. As a PUD requests deviations from Village code of ordinances, the development strives to provide benefits in exchange. A summary of the deviation requests and benefits are provided in the table below for the deviation requests of the previous section.

Lot 1

The various deviation requests listed for Lot 1 have the collective development benefit of facilitating ComEd's investment in a significant public utility facility within the Village serving the kinds of facilities like the adjacent technology campus and other community electrical customers securely, reliably, resiliently and prudently with minimal external impacts and responsible operation.

Deviation Request	Development Benefit
Lot 2	
Substations and switching stations exempt from front and corner side yard frontages requirement	
Minimum front yard depth or corner side yard = 40' for substation or switching station lot	The substation has been sited adjacent to compatible use(s) – existing ComEd transmission facility right-of-way
Minimum interior side yard width = 10'	Lot 1 and Lot 2 are complimentary and co-dependent uses. Larger buffers are being provided along frontages adjacent to public rights-of-way
Minimum rear yard width = 10'	Lot 1 and Lot 2 are complimentary and co-dependent uses. Larger buffers are being provided along frontages adjacent to public rights-of-way
Permitted use groups within the I-1 zoning district to include: - Data Center - Accessory buildings and uses to Data Center buildings and function - Substations, switching station - Electric Service Facilities, which may be constructed on a separate parcel or outlot other than where data center buildings are located - All electric generation, distribution, transmission, and substation facilities Enclosed energy, battery, and fuel storage facilities, such as but not limited to, Battery Energy Storage Systems (BESS) - Water storage and cooling facilities and associated water pumps, tanks, and equipment - Temporary, onsite natural gas-fired electrical generation facilities designed to provide interim power to support ongoing	The data center and associated uses are not explicitly listed as a permitted or conditional use within the Village ordinance. This deviation is being requested to allow for the proposed use within this PUD.

site operations during grid interconnection buildout and/or facility commissioning. The temporary generation use shall be permitted for a finite duration not to exceed twelve (12) consecutive months of active operation per phase, with an absolute permit expiration date of December 31, 2033, or sixty (60) days following final energization of permanent utility grid power by ComEd, whichever occurs first.	
Allowable principal and accessory structures to be a maximum of 75' in height	The proposed development incorporates generous buffer enhancements, including increased principal structure setbacks throughout the site and robust perimeter berming paired with high-density landscaping along public rights-of-way and adjacent residential boundaries. Furthermore, despite featuring multi-story buildings and requesting a targeted increase in principal structure height, the overall project maintains a Floor Area Ratio (FAR) well below the maximum allowable code threshold—ensuring low lot coverage, preserved open space, and an appropriate visual scale relative to surrounding properties.
Required number of parking stalls for data center buildings to be calculated as 1 space per 10,000 square feet of net building floor area	Data centers are unique structures that require less parking than a typical warehouse or other industrial use. The reduction in required parking will reduce overall impervious surface coverage within the site and allow more space for landscaping and stormwater management
Required number of loading spaces shall be two (2) spaces per building	The Village Code of Ordinances and Industrial Design Guidelines do not currently specify loading spaces for a data center use; data centers are unique in that truck traffic is far less than a typical industrial or warehouse development. A reduction in loading spaces reduces the overall impervious surface coverage required as well as provides additional space for landscaping, screening, and stormwater management.
Bicycle parking shall be calculated as 1 space per 50 vehicular parking spaces	The Village Code of Ordinances and Industrial Design Guidelines do not currently specify a calculation for bicycle parking space requirements. This proposed deviation would provide a calculation for bicycle parking stalls required for each building.
Fencing may be located in any side yard and shall not exceed a maximum height of 8 feet	Data centers are secure facilities with perimeter security fencing. An increase from 6' (current Village code requirement) to 8' will provide additional security benefits to the facility. Secure perimeter fencing will be set back from the property line(s) and incorporate landscaping, where feasible and practicable, to provide a visual buffer from public rights-of-way.

Permanent high voltage and medium voltage equipment may be installed above ground	The proposed onsite substation and associated electrical equipment/service lines must be installed above ground. The user substation and electrical equipment have been sited set back from the public rights-of-way to the greatest extent practicable and adjacent to existing ComEd overhead electrical infrastructure to minimize visual impacts to the surrounding properties.
Substations and switching stations exempt from structural or landscape screening and buffering	The user substation and electrical equipment have been sited set back from the public rights-of-way to the greatest extent practicable and adjacent to existing ComEd overhead electrical infrastructure to minimize visual impacts to the surrounding properties.
Standalone refuse areas within 200' of the public right-of-way and visible from the public right-of-way may be located in the front of the building if screened	Screening will be provided if refuse areas are within the front of the building to reduce visual impacts.
Berming may be allowed to substitute screen walls for service, delivery, and storage areas	Berming offers a softer and more visually appealing alternative for screening the proposed use from adjacent property owners. This alternative will allow for greater flexibility in screening methods from adjacent uses. Berms also allow for a greater horizontal setback than structural screen walls, which may increase structure setbacks within the property.
Perimeter landscaping requirements further defined from zoning ordinance. Reduction in required berm height to 5'	The reduction of berm height is being offset by increasing the building and infrastructure setback from the public right-of-way. Berming around the site will consist of landscaping to provide interest in the visual buffer from onsite development.
Security fencing around the perimeter of the property is not required to consist of periodic columns, insets, landscape pockets, or changes in materials	The perimeter security fencing is intended to be set back from the public rights-of-way, which will limit the visibility of the fenceline from adjacent roadways. By setting the fence back, columns and insets will inherently have limited visibility from the public.
Meters, transformers, air conditioner units, and storage service areas for equipment within 300' of the public right of way shall be adequately screened. Substations are exempt from this requirement.	Building equipment greater than 300' from the public right of way becomes increasingly visually integrated into the visual of the building. Additionally, berms and landscaping are provided along public rights-of-way as a visual buffer from building equipment. The user substation has been sited adjacent to compatible use(s).
Permanent authorized storage within 300' of the public right of way shall be adequately screened. Substations are exempt from this requirement.	Authorized storage greater than 300' from the public right of way becomes increasingly visually integrated into the visual of the building. Additionally, berms and landscaping are provided along public rights-of-way as a visual buffer from building equipment. Fencing is provided around mechanical yards adjacent to public rights-of-way and residential properties as an additional visual

	buffer. The user substation has been sited adjacent to compatible use(s).
Equipment yards within 300' of the public right of way shall be adequately screened. Substations are exempt from this requirement.	Equipment yards greater than 300' from the public right of way or interior facing to the site become increasingly visually integrated into the visual of the building. Additionally, berms and landscaping are provided along public rights-of-way as a visual buffer from building equipment. Fencing is provided around mechanical yards adjacent to public rights-of-way and residential properties as an additional visual buffer. The user substation has been sited adjacent to compatible use(s).

Concluding Remarks:

We respectfully request that the Annexation, Map Amendment (Rezone), PUD(s), and Plat(s) proposals be presented at the next available Planning Commission meeting for consideration. If you have any questions or concerns, please contact me at (303) 228-2300.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Jones", written over a faint horizontal line.

Christian Jones, P.E.
Project Manager