

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: SEE ATTACHMENT

Address: SEE ATTACHMENT Phone number: SEE ATTACHMENT

Owner represented by: Self SEE ATTACHMENT Attorney SEE ATTACHMENT

Contract purchaser SEE ATTACHMENT Other agent Engineer

Agents name Kimley-Horn and Associates, Inc. Phone number: (763)-251-1016

Address: 4201 Winfield Road, Suite 600, Warrenville, IL 60555

Existing zoning: I-1 Use of surrounding properties: North Agricultural South Agricultural

East I-1 West Agricultural

What zoning change or variance: (specify) Planned Unit Development Application for
Parcels 09-15-100-001, 09-15-100-003, 09-15-100-009, 09-15-300-001, 09-15-300-002

To allow what use Proposed Data Center Development

Tax number of subject property: 09-15-100-001, 09-15-100-003, 09-15-100-009, 09-15-300-001, 09-15-300-002

Common address of property: SE Quadrant of Reed Road and Carbon Hill Road

Parcel dimensions: 5,198' x 2,615' Lot area (sq. ft.) ~13,375,098

Street frontage Reed Road

Legal description Parcel 1: THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL SITUATED IN SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

Parcel 2: THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15) IN TOWNSHIP THIRTY-TWO (32)
NORTH, RANGE EIGHT (8) EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

** SEE ATTACHMENT FOR OWNERS VERIFICATION **

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

_____, being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this _____ day of _____, 20_____.

Notary Public (Seal)

Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number

2A-26-0015

Location of hearing

Filing date

7-24-26

Village Hall

Hearing date

TBD

515 South Broadway

Filing fee

\$ 200⁰⁰

Coal City, Illinois

Hearing time

ATTACHMENT TO COAL CITY ZONING APPLICATION

This Attachment is made a part of and incorporated into the Coal City Zoning Application relating to parcels 09-15-100-001, 09-15-100-003, 09-15-100-009, 09-15-300-001 and 09-15-300-002.

Owners name or beneficiary of land trust:

REED1021, LLC, an Illinois limited liability company; REED-RM, LLC, an Illinois limited liability company; REED-GK, LLC, an Illinois limited liability company; REED-DH, LLC an Illinois limited liability company; and REED-BB, LLC, an Illinois limited liability company.

Address:

REED1021, LLC, an Illinois limited liability company, 1488 S. Broadway, Coal City, IL 60416
REED-RM, LLC, an Illinois limited liability company, 514 N. Jackson St., Gardner, IL 60424;
REED-GK, LLC, an Illinois limited liability company, 876 Manchester Ct, Wilmington, IL 60418;
REED-DH, LLC, an Illinois limited liability company, 2280 S. Gorman Rd., Mazon, IL 60444;
and
REED-BB, LLC, 603 Feeney Drive, Minooka, IL 60447.

Phone Number: Contact for Owners in care of The Reed Group LLC, attn.: Kenneth Carlson – contact number (815) 723-8500.

Owners Represented by: Kenneth Carlson, Tracy, Johnson & Wilson (815) 723-8500.

The undersigned do each certify that all of the statements and the statements contained in any papers or plans submitted herewith are true to the best of the undersigned's knowledge and belief. The undersigned, being first duly sworn, on oath deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

[signature pages follow]

Tamara L. Hansen

Tamara L. Hansen, manager on behalf of REED1021, LLC,

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns
Notary Public



Rick Marketti

Rick Marketti, manager on behalf of REED-RM, LLC

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns
Notary Public

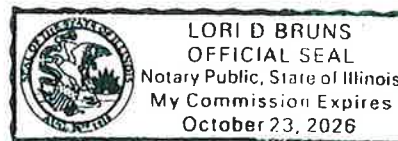


Gary Kavanaugh

Gary Kavanaugh, manager on behalf of REED-GK, LLC

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns
Notary Public



[SIGNATURES CONTINUE ON NEXT PAGE]

David Hauschild

David Hauschild, manager on behalf of REED-DH, LLC

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns

Notary Public



Bernard Bols

Bernard Bols, manager on behalf of REED-BB, LLC

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns

Notary Public



ACKNOWLEDGEMENT STATEMENT

Address: 229.63 acres of vacant land located in Grundy County, IL

Parcel Numbers: 09-15-300-001, 09-15-100-009, 09-15-100-003 & 09-15-100-001

By signing this statement, the undersigned acknowledge the following:

1. The undersigned persons as the duly authorized agents on behalf of REED1021, LLC, an Illinois limited liability company, REED-RM, LLC, an Illinois limited liability company, REED-GK, LLC, an Illinois limited liability company, REED-DH, LLC, an Illinois limited liability company, and REED-BB, LLC, an Illinois limited liability company, (collectively, the "**Property Owner**"), do hereby designate ALIGNED DATA CENTERS (COAL CITY) PROPCO, LLC, a Delaware limited liability company (the "**Contract Purchaser**") as an authorized agent for the Planned Development and Applications to the Village of Coal City.
2. The authorized agent for the Planned Development and Applications to the Village of Coal City have the authority to deal with the above-mentioned property in all aspects with regards to said Planned Development and Applications to the Village of Coal City, provided any land use modification is not effective or binding until after the closing on the property and provided further that the foregoing authorization does not extended to exclusive rights to negotiate a redevelopment agreement on behalf of Property Owner or The Reed Group LLC.
3. THAT THE AUTHORIZED AGENT AND ALL REPRESENTATIVES OF THE PROPERTY OWNER HAVE READ THIS STATEMENT AND UNDERSTAND IT.

[SIGNATURE PAGES TO FOLLOW]

REED1021, LLC
an Illinois limited liability company

BY: Tamara L. Jensen
NAME: Tamara L. Jensen
TITLE: Manager
DATE: 6/16/26

REED-RM, LLC
an Illinois limited liability company

BY: Rick Marketti
NAME: Rick Marketti
TITLE: Manager
DATE: 6/16/26

REED-GK, LLC
an Illinois limited liability company

BY: Gary Kavanaugh
NAME: GARY KAVANAUGH
TITLE: MANAGER
DATE: 6/16/26

[SIGNATURES CONTINUE ON NEXT PAGE]

REED-DH, LLC
an Illinois limited liability company

BY: David Hauschild
NAME: DAVID HAUSCHILD
TITLE: MANAGER
DATE: 6-16-26

REED-BB, LLC
an Illinois limited liability company

BY: Bernad Bels
NAME: Bernad Bels
TITLE: Manager
DATE: 6/16/26

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns
Notary Public



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Joseph T. Phillips Revocable Trust & Karen Togliatti Revocable Trust

Address: 105 S Broadway Coal City IL Phone number: (815) 634-8990

Owner represented by: Self _____ Attorney X Larry G. Wharrie

Contract purchaser _____ Other agent Engineer

Agents name Kimley-Horn and Associates, Inc. Phone number: (763)-251-1016

Address: 4201 Winfield Road, Suite 600, Warrenville, IL 60555

Existing zoning: I-1 Use of surrounding properties: North Agricultural South Agricultural

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THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL SITUATED IN SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS

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NORTH, RANGE EIGHT (8) EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

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I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

JOSEPH T. PHILLIPS, JR. & being first duly sworn, on oath deposes and says,
Applicant's Name KAREN TOGUATTI

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 16th day of June, 2026.
Lori D. Bruns
 Joseph T. Phillips, Jr.
Karen Toguatti Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA 26-0015</u>	Location of hearing
Filing date	<u>7-24-26</u>	Village Hall
Hearing date	<u>TBD</u>	515 South Broadway
Filing fee	<u>\$ 200⁰⁰</u>	Coal City, Illinois
Hearing time	_____	

ACKNOWLEDGEMENT STATEMENT

Address: S. Carbon Hill Road, Braceville, IL 60407

Parcel Numbers: 09-15-300-002

By signing this statement, the undersigned acknowledge the following:

1. JOSEPH T. PHILLIPS, JR. and KAREN TOGLIATTI, individuals, (collectively, the "Landowners") hereby designate ALIGNED DATA CENTERS (COAL CITY) PROPCO, LLC, a Delaware limited liability company as an authorized agent for the Planned Development and Applications to the Village of Coal City.
2. The authorized agent has the authority to deal with the above-mentioned property in all aspects with regards to the Planned Development and Applications to the Village of Coal City, provided any land use modification is not effective or binding until after the closing on the property.
3. THAT THE LANDOWNERS HAVE READ THIS STATEMENT AND UNDERSTAND IT.

[SIGNATURE PAGE TO FOLLOW]

JOSEPH T. PHILLIPS, JR.

BY: Joseph T. Phillips Jr.
DATE: 6/16/26

KAREN TOGLIATTI

BY: Karen Togliatti
DATE: 6/16/26

Subscribed and Sworn before me this 16th day of June, 2026

Lori D. Bruns

Notary Public

