

PUD REVIEW COMMITTEE – REVIEWER COMMENT FORM

First Round Review Comments, revised 8-28-26

How to use this form

- Complete one row per comment and return this tab to Matt Fritz, Recording Secretary, by the date shown on the meeting notice.
- You are not expected to comment on every item. Review the full submittal so nothing in your area of expertise is missed, and comment where you have something to add.
- You may raise items outside your area if you need more information or believe the applicant has not made an adequate case.
- Cite the document and sheet or page number wherever you can. It is the single thing that most speeds up consolidation.
- Comments are consolidated, de-duplicated and reconciled by the Chair, then returned through the Secretary. Your initials stay attached to your comment.
- Do not reply-all to committee distributions. Send comments to the Secretary only.

Reviewer (name)	Initials	Category	Topic	Lot / Area	Document / Sheet or Page	What you observed in the submittal	What the applicant must do
Darrell Olson	DO	Comment – Revision	Chemical Use and Storage	Sitewide	Safety Data Sheet – PCT6009	A Safety Data Sheet for PCT6009 is needed to evaluate its proposed use and storage.	Provide the current Safety Data Sheet for PCT6009 and identify the proposed quantities, storage locations, and applicable handling measures.
Terry Halliday	TJH	Comment – Revision			Project Use Narrative/page 7	Section "Sound" - Deviation request to noise performance for Lot 2 during emergency scenarios; doesn't provide guidelines on how long this deviation could be	there needs to be some guidelines on how long this deviation can be in place. (i.e. hours, days)
Terry Halliday, Walt Mahaffay	TJH, WM	Comment – Revision	Berm Height Departure and Plan Consistency	Site perimeter	Project Use Narrative/page 15; PUD Questions, Aug. 22, 2026, Item 7	The requested reduction from the 8-foot berm guideline is not adequately justified, and the documents inconsistently identify proposed berm heights of 5 and 6 feet.	Reconcile all plans and narratives to one proposed berm height, quantify and justify the departure from the 8-foot guideline, or withdraw the requested departure.
Terry Halliday	TJH	Comment – Revision	Reed Road Frontage Buffering	Lot 2 along Reed Road	PUD Public Hearing Narrative - page3; Concept Landscape Plan	The preliminary plan places a mechanical yard toward Reed Road and does not provide the outward-facing enhanced administrative architecture or equivalent buffering described in the narrative, particularly near the northwest residence.	Revise the plan to provide an architecturally enhanced building edge or substantially enhanced berming and landscaping along Reed Road, with additional density and larger plant material near the northwest residence.
Terry Halliday	TJH	Comment – Revision			Utility Use Memo	Page2 notes 19,146 GPD total whereas in the Project Use Narrative 17,000 GPD was quoted ... also "Max Day Demand" total of 72,600 needs clarification. Given water usage is a concern these discrepancies and/or differences need clarity.	consistency on GPD across PUD app as well as clear definitions between Avg Water Demand GPD and Max Day Demand GPD and the reason for quoting both needs to be done to eliminate ambiguity and integrity of the numbers.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Thirty-Inch Sanitary-Sewer Manholes	Offsite sanitary sewer	Offsite Improvement Plan	The proposed 30-inch sanitary-sewer manholes do not demonstrate the Village-required minimum diameter and maximum spacing.	Revise the plans to provide manholes at least 5 feet in diameter and spaced no more than 400 feet apart, consistent with Section 155-57(B)(9).
Ryan Hansen (Chamlin)	RH	Comment – Revision	Existing Water-Main Alignment and Separation	Offsite utilities	Offsite Improvement Plan	The existing water main is not shown consistent with the Hoffman Transportation as-built drawings, and SSWR-MH-09 appears to be within 10 feet of the existing 16-inch main.	Revise the existing water-main alignment to match the cited as-built drawings and provide the required minimum 10-foot horizontal separation from SSWR-MH-09.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Utilities	Offsite	Offsite Improvement Plan	Provide approximate lot lines on all sheets.	Revise plans to depict lot lines.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Sanitary	Offsite	Offsite Improvement Plan	Revise the easement limits downstream of SSWR MH-06 to match the existing P.U.E per document no. 464602. Label and differentiate this easement as existing versus the proposed easements. It appears the current routing and easement shown do not fall within the existing easement limits.	Revise plans to accurately depict easement limits.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Water Main	Offsite	Offsite Improvement Plan	A valve vault should be proposed at the tee connection.	Provide valve vault at tee connection.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Water Main	Offsite	Offsite Improvement Plan	Provide details on the “proposed 8” water line (by others)”. Based on the Preliminary Utility Plan dated June 2026, this main is being extended for the secondary water service connection. This water main section will be public and should be a minimum 12” main per Village Code 155-57(D)(2)(c).	Revise plans to provide details of water main section and ensure it conforms to Village Code.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Water Main	Offsite	Offsite Improvement Plan	A valve vault and fire hydrant should be provided at Sta. 30+50.00.	Provide valve vault and hydrant at location specified.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Offsite Water Main	Offsite	Offsite Improvement Plan	A tee and auxiliary box for future fire hydrants should be installed every 300’ per Village Code Section 155-57 (3)(b)(c).	Provide tee and auxiliary boxes for future hydrants.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Hydrology/Stormwater	Maine Township Ditch	Hydro Report	The Maine Township Base Flood Elevation Map should label the 100-YR HWL rather than the 10-YR HWL as the “Base Flood” is defined as the 1% probability flood in the Will County Stormwater Ordinance.	Revise Base Flood Elevation Map label as specified.
Ryan Hansen (Chamlin), Don Wauthier	RH, DW	Comment – Revision	Hydrology/Stormwater – Entrance Culverts	Reed Road site entrances and downstream road crossings	Hydrology Report; Maine Township Drainage District Initial Review – Channel Modifications	The proposed-condition model should represent each proposed entrance culvert and the culverts under Reed Road and Carbon Hill Road. The Drainage District also identifies three new driveway crossings of the relocated channel and recommends that each driveway culvert provide at least 25-year-storm flow capacity.	Revise the proposed-condition model to include each entrance and roadway culvert. Demonstrate that the three driveway culverts are sized for at least the 25-year return-period storm event, subject to final Drainage District review.

Ryan Hansen (Chamlin)	RH	Comment – Revision	Hydrology/Stormwater	Maine Township Ditch	Hydro Report	Section 4.1 of the Hydro Report states the Reed and Carbon Hill Road culverts are restrictive resulting in the significant drop in water elevations. These culverts are being upsized to reduce the upstream elevations by 2.5’ although the downstream profiles in the proposed condition are modeled with the same flow which would not be the case if no longer being restricted.	Revise model as specified.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Hydrology/Stormwater	Onsite	Hydro Report	The onsite detention calculations utilize the Maine Township proposed 10-YR HWL for the tailwater condition. Although, the 100-YR WSE data from the HEC-RAS model should be input and utilized for the tailwater condition or the 100-YR BFE.	Revise calculation as specified.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Hydrology/Stormwater	Onsite	Hydro Report	Existing depressional storage appears to be present near proposed Building-06 and Building-07. Verify existing depressional storage within the site and provide additional storage for depressional storage areas to be filled per Will County Stormwater Ordinance 55.021(F).	Calculate existing depressional storage to be filled and provide compensatory storage within the proposed basin(s) per Will County Stormwater Ordinance.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Hydrology/Stormwater	Onsite	Hydro Report	Proposed basin’s should provide a minimum 1’ of freeboard above the 100-YR design high water elevation per Will County Stormwater Ordinance 55.023(F)(1).	Provide minimum 1’ of free board above the 100-YR design HWL per Will County Stormwater Ordinance.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Final Plat	N/A	Final Plat	Certificates should be the same as ones found in Section 155-26(C) of the Village Ordinance.	Revise Plat.
Ryan Hansen (Chamlin), Don Wauthier	RH, DW	Comment – Revision	Final Plat – Drainage Easement	Relocated Maine Township Drainage District channel	Final Plat; Maine Township Drainage District Initial Review – Channel Modifications	The Drainage District channel should be contained within a drainage easement, and the existing Drainage District right-of-way/easement does not match the proposed relocated channel alignment.	Revise the plat and related plans so the drainage easement or Drainage District right-of-way follows and fully contains the relocated channel, including required maintenance areas, subject to Drainage District approval.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Final Plat	N/A	Final Plat	The Certificate to Special Assessments refers to Carbon-Reed Subdivision, not Project Heartland.	Revise Plat.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Final Plat	N/A	Final Plat	Provide an easement for the water main loop.	Revise Plat.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Annexation Plat	N/A	Annexation Plat	The legend refers to West Dundee and Elgin.	Revise Plat.
Ryan Hansen (Chamlin)	RH	Comment – Revision	On Site Parking	Onsite	Preliminary Site Plan	The Utility Memo states that there will be 864 employees at the full buildout, but the Preliminary Site Plan only shows 637 parking stalls at full build out. Additional parking should be provided.	Revise Preliminary Site Plan to provided sufficient parking.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Preliminary Utility Plan	N/A	Preliminary Utility Plan	Road names should be labeled on the Preliminary Utility Plan.	Revise Preliminary Utility Plan accordingly.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Landscape Plan - Maine Township Ditch Seeding	N/A	Landscape Plan	A seeding specification should be provided for the Maine Drainage District ditch.	Revise Landscape Plan accordingly.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Landscape Plan	N/A	Landscape Plan	Road names should be labeled on the Landscape Plan.	Revise Landscape Plan accordingly.
Ryan Hansen (Chamlin)	RH	Comment – Revision	Photometric Plan - mechanical yard lighting	Mechanical Yard	Photometric Plan	Any lighting for the mechanical yards should be incorporated into the photometric plan.	Revise Photometric Plan accordingly.
Walt Mahaffay	WM	Comment – Revision	Campus Layout and Screening	Buildings 1-4 and 6-9	PUD Questions, Aug. 22, 2026, Item 1	Buildings 1 and 2, 3 and 4, 6 and 7, and 8 and 9 should be separated with mechanical yards between buildings, consistent with the earlier presentation and Northlake example. The alternate arrangement may improve noise mitigation, perimeter screening, and conformance with the Industrial Design Standards.	Explain and evaluate the requested building/mechanical-yard arrangement against noise, screening, and superior-design criteria; revise the preliminary plan or provide justification.
Matt Fritz	MF	Comment – Revision	75’ high building height	As applicable	PUD Narrative Questions/Clarifications	75’ high building height - PUD Narrative, page 13, section PUD Request, Lot 2 Technology Campus, Zoning Code 156-71(B): This request does not match the buildings used within the proposed building footprint/layout	Revise the cited material or provide a clear justification for the proposed approach.
Matt Fritz	MF	Comment – Revision	The legend/key does not explain the “x” surrounding the building, whic	As applicable	Preliminary Ground Covering Plan	The legend/key does not explain the “x” surrounding the building, which looks to be the only areas to mowed on regular basis.	Revise the cited material or provide a clear justification for the proposed approach.
Matt Fritz, Ed Boik	MF, EB	Comment – Revision	Mechanical Screen-Wall Articulation and Screening	Mechanical yards and public-facing edges	Master Planning Preliminary Design Package; Reviewer Comments, Item 13	The screen-wall design does not provide sufficient differentiation, natural-material character, landscape integration, or demonstrated screening of mechanical equipment.	Revise the screen walls with substantive plane changes, pilasters/columns, materials, landscape undulation, and vegetation, and demonstrate through elevations or sections that mechanical equipment is effectively screened.
Matt Fritz	MF	Comment – Revision	The construction of Building 5 is not shown within the plan set – is t	As applicable	Preliminary Construction Phasing Exhibits	The construction of Building 5 is not shown within the plan set – is this planned to occur within Phase 3 with the other buildings or a future and final phase 4?	Revise the cited material or provide a clear justification for the proposed approach.
Ed Boik	EB	Comment – Revision	Ownership	All properties	Reviewer Comments, Item 1	Once pending transactions are complete, updated ownership information is needed to establish that all properties subject to the review are under common ownership or are authorized to be included.	At the second-review submittal, provide updated ownership information showing common ownership or authorization for every property included in the PUD review.
Ed Boik	EB	Comment – Revision	PUD Standards Table	Lots 1 and 2	Reviewer Comments, Item 3	The narrative mixes confirmations, exemptions, deviations, and proposed uses and does not consistently distinguish Lot 1 from Lot 2.	Submit a standards table for each lot identifying the baseline provision, exact requirement, proposed standard, extent of departure, justification, corresponding superior-design amenity, and plan-sheet reference.
Ed Boik	EB	Comment – Revision	Scope of PUD Narrative	All properties	Reviewer Comments, Item 6	The PUD narrative combines the PUD/CUP with annexation, rezoning, and subdivision matters that are subject to separate reviews.	Revise the narrative so it addresses the PUD/CUP request; place annexation, rezoning, and subdivision details in their respective application narratives.
Ed Boik	EB	Comment – Revision	Permanent Open Space and Superior Design	Sitewide	Reviewer Comments, Item 7	The open-space discussion is misleading because the areas are operational stormwater and screening areas rather than common open space benefiting multiple owners. Landscaping only where feasible does not establish superior design.	Correct the open-space characterization and make enforceable landscaping and superior-design commitments beyond operationally necessary stormwater and screening areas.
Ed Boik	EB	Comment – Revision	Superior Design Justification	Sitewide	Reviewer Comments, Item 8	The package does not demonstrate how the site, architecture, and landscape design exceed basic Zoning Code and Industrial Design Guideline compliance sufficiently to justify PUD flexibility.	Identify and document the specific superior-design features and amenities that correspond to each requested PUD departure.

Ed Boik	EB	Comment – Revision	Building Articulation and Materials	Public-facing elevations	Reviewer Comments, Item 9	The superior-design discussion lacks detail. Long wall runs, including dark precast-panel areas, do not provide sufficient vertical and horizontal relief.	Explain how the design exceeds ordinary industrial development and revise visible façades to provide stronger material depth, plane changes, height changes, and other visual breaks.
Ed Boik	EB	Comment – Revision	Street-to-Building Cross Sections	Reed Road and Carbon Hill Road	Reviewer Comments, Item 10	The plan scale does not clearly show the relationship among the street, berm, landscaping, screen wall, mechanical area, and building.	Provide typical cross sections along Reed Road and Carbon Hill Road showing the full street-to-berm/landscape-to-wall/mechanical-area/building relationship.
Ed Boik	EB	Comment – Revision	Naturalized Groundcover	Landscape areas	Reviewer Comments, Item 11	The proposed naturalized seed mixes and their compliance with Section 96-21 are not adequately defined. Unmanaged or volunteer vegetation cannot qualify as approved landscaping.	Identify species, percentages, mature heights, locations, establishment, and long-term maintenance; demonstrate qualification as cultivated ornamental landscaping or request specific PUD approval. Provide manicured street-yard treatments unless an approved alternative is justified.
Ed Boik	EB	Comment – Revision	Lot 1 Frontage Design	Lot 1 frontage	Reviewer Comments, Item 12	The public-utility site frontage does not provide a sufficiently architectural fence or frontage landscaping despite the stormwater area and deep setback.	Increase the architectural quality of the front-facing fence or add frontage landscaping; identify maintenance responsibility, including Lot 2 responsibility if appropriate.
Ed Boik	EB	Comment – Revision	Tall Wall Articulation	Screen and acoustic walls	Reviewer Comments, Item 14	All wall heights are part of the requested deviation. Continuous tall walls risk a monolithic appearance and must remain coordinated with acoustic performance.	For walls over 15 feet, provide terracing, steps, offsets, articulation, material/color changes, and landscape intervals. If physical terracing impairs acoustics, demonstrate an alternative providing equivalent visual relief without creating sound paths.
Ed Boik	EB	Comment – Revision	Building Height Variation	Data-hall façades	Reviewer Comments, Item 15	The buildings, walls, and enclosures present long, monotonous horizontal profiles.	Add meaningful vertical height changes and related articulation to break up the long building and enclosure profiles.
Ed Boik	EB	Comment – Revision	Perimeter Security Fence	Site perimeter	Reviewer Comments, Item 19	Long, uninterrupted security-fence runs raise the same monotony concerns as the building and screen-wall designs.	Revise the perimeter fence design to incorporate appropriate breaks, offsets, material changes, landscaping, or comparable visual relief.
Ed Boik	EB	Comment – Revision	Building Height and Front Setback Departures	Lot 2	Reviewer Comments, Item 20	The plans show one-story buildings, while the requested 75-foot height and front-yard setback departures substantially exceed the demonstrated need. Potential two-story locations are unresolved.	Identify potential two-story building locations, right-size the height departure, and explain the basis for any front-yard setback departure, recognizing that the setback does not apply to walls or fences.
Ed Boik	EB	Comment – Revision	Side and Rear Setback Departures	Lot 2	Reviewer Comments, Item 21	The site plan appears capable of meeting side and rear setbacks for one- or two-story buildings. If the request concerns fences or walls, Section 156-171 already permits industrial fences in any yard.	Explain and narrow the side and rear setback departures. Set walls and fences as far from public streets as practicable and use street yards for enhanced landscaping.
Ed Boik	EB	Comment – Revision	Development Data and Alternative Site Plan	Lot 2	Reviewer Comments, Item 24	The plans do not reconcile the 35-foot plan note, 75-foot narrative request, 30-foot noise-model assumption, potential two-story locations, or their effects on site performance.	Provide a complete development-data table and an alternative plan identifying possible two-story locations; reconcile acreage, coverage, floor area, FAR, impervious and landscape areas, heights, setbacks, parking/loading, phasing, circulation, noise, and lighting.
Alec Macdonald	S	Comment – Revision	Sanitary – Infrastructure Phasing vs. Occupancy Sequence	Overall Campus	Offsite Utilities Plan; Utility Use Memo	The Offsite Utilities Plan shows an approximately 8,700-LF sanitary sewer trunk main extension along S. Broadway Road and E. Reed Road, and a 5,500-LF 16-inch watermain extension along E. Reed Road. No phasing plan is provided to confirm that these critical off-site infrastructure extensions will be completed prior to the occupancy of any data center building. The sanitary main is shown at approximately 30 feet of depth along Reed Road, representing a major and potentially disruptive construction operation on a Grundy County highway.	Provide a phasing plan that explicitly ties off-site utility construction completion milestones to building occupancy permits, confirming that no building will be occupied prior to the sanitary and water connections being fully operational and accepted by the Village of Coal City. Coordinate the deep-trench sanitary installation on Reed Road with the Grundy County Highway Department for permitting, traffic management, and restoration.
Alec Macdonald	S	Comment – Revision	Property Value – Methodology: ZHVI Not Appraisal Standard	Adjacent Properties	LaSalle Property Value Impact Analysis,	The LaSalle Appraisal Group report relies exclusively on the Zillow Home Value Index (ZHVI) to measure property value trends in three comparison markets. ZHVI is a proprietary algorithmic estimate, not a transaction-based appraisal dataset, and is not recognized as a standard methodology under USPAP (Uniform Standards of Professional Appraisal Practice). No paired-sales analysis, MLS transaction data, or assessor records are used to support the report's conclusions. This limits the evidentiary weight of the analysis for zoning review purposes.	Revise the property value analysis to incorporate USPAP-compliant methodology, including paired-sales analysis using verified MLS or assessor transaction data for the comparison markets. The analysis should also address potential impacts on agricultural land values for the surrounding parcels, which are all currently zoned Agricultural per the Adjacent Property Owners Exhibit.
Alec Macdonald	S	Comment – Revision	Property Value – Comparable Markets Not Applicable to Rural Grundy County	Adjacent Properties	LaSalle Property Value Impact Analysis,	The report's three comparison markets – Elk Grove Village (Cook County, zip 60007), Northlake (Cook County, zip 60164), and Aurora (DuPage/Kane County, zips 60502–60506) – are densely developed suburban municipalities in the Chicago metropolitan core. These markets differ fundamentally from unincorporated Grundy County in population density, proximity to major employment centers, school districts, and housing stock composition. Notably, the appraiser's own data shows that Aurora zip code 60503 (containing NO data center) appreciated 42.4% – more than Aurora zips 60502 (33.6%) and 60504 (35.3%), which DO contain data centers – suggesting the appreciation observed is attributable to broader regional market forces rather than data center proximity.	Supplement the analysis with: (1) comparable markets in rural or agricultural Illinois counties where data center or large industrial development has occurred; (2) a control analysis that isolates the data center effect from the post-2020 broad market appreciation trend affecting all Chicagoland zip codes; and (3) a specific assessment of likely impacts on the Agricultural-zoned parcels immediately adjacent to this site (Reed Group LLC, Henline, Kurdenok, Shelly, Cora, Bols, Phillips, and RPBP Farms parcels as identified in Doc 12).

Alec Macdonald	S	Comment – Revision	Noise – Ambient Monitoring: Single Day, Summer Only	North and West Site Boundaries	Existing Conditions Sound Monitoring,	Ambient sound monitoring was conducted at three locations over a single approximately 24-hour period on July 6–7, 2026 (summer). The monitoring period does not capture seasonal variation; deciduous vegetation that provides acoustic screening in summer is absent in winter months, which can increase sound propagation. Location 3 data is missing at 9:00 AM with no explanation in the report. Location 2 recorded anomalously high pre-dawn levels of 53 dBA (4:00 AM) and 52 dBA (5:00 AM), attributed to 'transportation-related activity' without corroborating documentation or identification of the specific source.	Provide: (1) documentation identifying the specific source of the pre-dawn spike at Location 2; (2) an explanation for the missing 9:00 AM data point at Location 3; (3) a discussion of how winter conditions (absence of vegetative screening, ground reflection, wind direction variability) are addressed in the acoustic model; and (4) confirmation that the modeled mitigation provides adequate margin under all-season conditions, not only summer.
Alec Macdonald	S	Comment – Revision	Noise – Nighttime Compliance Margin at Nearest Residences is Thin	North and West Boundaries	Environmental Noise Study,	The noise model results show that the nearest residential receptors (06N, 08N, 08S) reach modeled levels of 40–41 dBA under normal 5-building operations, against an IL PCB nighttime Class B→A limit of 44 dBA. This provides only a 3 dB margin. The study acknowledges silencer insertion loss values are based on 'manufacturer published data' and that final equipment selections are not yet confirmed. A 3 dB margin is the threshold of audibility change and provides minimal tolerance for construction variance, equipment degradation, or changes in final equipment selection.	Provide: (1) confirmation that silencer performance specifications will be contractually binding in construction documents; (2) an assessment of the nighttime noise impact at full 9-building buildout (given the current 3 dB margin on 5 buildings alone); (3) a commitment to post-construction noise monitoring at the nearest residential receptors within 90 days of occupancy of each building phase, with results submitted to the Village of Coal City and Grundy County.
Alec Macdonald	S	Comment – Revision	BESS – Hazard Mitigation Analysis Is Generic, Not Site-Specific	Overall Campus – All Buildings	Jensen Hughes HMA, cover page, Rev. 0, June 2026	The Jensen Hughes Hazard Mitigation Analysis (Doc 37) was prepared for 'Aligned Data Centers, Inc. – Apex Data Centers' for use 'in several jurisdictions throughout the United States.' The document is Rev. 0 (Draft Issue, June 2026) and is not specific to Coal City or Grundy County. It does not identify the Coal City Fire Protection District, does not address local fire department BESS response capabilities or apparatus, and does not reference Grundy County mutual aid agreements or response times. The Energy Storage System Code Compliance Report is similarly a draft and generically referenced.	Provide a final (non-draft) HMA and ESS Code Compliance Report specific to this Coal City site that: (1) identifies the Coal City Fire Protection District as the local AHJ; (2) documents fire department BESS response capabilities and identifies any equipment or training gaps; (3) includes a site-specific Emergency Response Plan; and (4) provides documentation of coordination and acceptance from the Coal City Fire Protection District Chief.
Don Wauthier	DW	Comment – Revision	Relocated Channel – Maintenance Access	South side of relocated channel along Reed Road, including the COMED basin area	Preliminary Site Plan; Maine Township Drainage District Initial Review – Channel Modifications and Site Drainage	The landscaped berm, screening vegetation, security fence or sound wall, and the COMED stormwater basin are shown immediately south of the relocated channel. As arranged, these features could prevent maintenance from the south and force all work into the roadway right-of-way.	Revise the preliminary site, landscape, grading, and utility concepts to preserve at least a 25-foot-wide unobstructed maintenance-access area measured outward from the top of the channel's south bank. Reconcile the berm, plantings, fence/wall, and COMED basin with that corridor.
Matt Fritz	MF	Correction	Correction – PUD Narrative – the parcel to be annexed is within the Ma	As applicable	PUD Narrative Questions/Clarifications	Correction – PUD Narrative – the parcel to be annexed is within the Maine Township Drainage District, but is located within Braceville Township (page 2, section Annexation & Map Amendment, paragraph 2)	Correct the cited document or plan.
Matt Fritz	MF	Correction	Please correct existing corporate limits at the southerly end of attac	As applicable	Plat of Annexation	Please correct existing corporate limits at the southerly end of attachment in Plat to Village of Coal City.	Correct the cited document or plan.
Matt Fritz	MF	Correction	Corrections within the Existing Conditions description (page 6), pleas	As applicable	Traffic Impact Analysis	Corrections within the Existing Conditions description (page 6), please amend:	Correct the cited document or plan.
Matt Fritz	MF	Correction	p.4 -the location is currently described 280 acre site needs correcti	As applicable	Preliminary Hydrology Analysis	p.4 -the location is currently described 280 acre site needs correction	Correct the cited document or plan.
Matt Fritz	MF	Correction	b.) Table 7 likely needs correction – basin 3 is equalized with basin	As applicable	Preliminary Hydrology Analysis	b.) Table 7 likely needs correction – basin 3 is equalized with basin 4?	Correct the cited document or plan.
Ed Boik	EB	Correction	Narrative Terminology and Citations	All lots	Reviewer Comments, Item 2	The narrative incorrectly refers to the City, Plan Commission, and apparently Table 26 rather than the Village, Planning and Zoning Board, and Table 16.	Correct City to Village, Plan Commission to Planning and Zoning Board, and verify and correct all code-table references, including Table 16.
Ed Boik	EB	Correction	Gross and Net Acreage	All documents	Reviewer Comments, Item 5	Gross and net acreage are not used consistently, creating ambiguity.	Use clearly defined gross and net acreage consistently throughout all narratives, plans, tables, and plats.
Ed Boik	EB	Correction	Future Noise Regulations	Lot 2 operations	Reviewer Comments, Item 23	The narrative should not imply that compliance is permanently fixed to standards in effect when the ordinance is adopted. Replacement equipment may be subject to later, more stringent regulations.	Revise the narrative to clarify that approval does not exempt the project or replacement equipment from applicable future regulatory requirements.
Alec Macdonald	S	Correction	Noise – Study Models Only 5 of 9 Proposed Buildings	Overall Campus	Environmental Noise Study; PUD Application	The Environmental Noise Study explicitly states it covers 'five data center buildings' at 720 MW total capacity. The PUD application proposes nine (9) data center buildings plus a ±39-acre ComEd substation (Lot 1). Four buildings and the substation are not modeled. ComEd substations with large power transformers are a known source of 60 Hz low-frequency hum; this noise source has not been assessed for impacts on adjacent Class A (residential) receivers to the north and west.	Update the Environmental Noise Study to model all nine (9) data center buildings at full build-out, including cumulative mechanical yard equipment. Separately assess noise contributions from the ComEd substation transformers and include these in the cumulative receptor analysis. Confirm compliance with IL PCB nighttime limits (44 dBA) at all Class A receptors under the full-buildout scenario.

Alec Macdonald	S	Correction	Fiscal Analysis – Report Covers 5 Buildings; PUD Proposes 9 Buildings	Overall Campus	Mangum Economic Report; UD Application; Utility Use Memo	The Mangum Economics report explicitly states the analysis covers a '5-building campus' totaling 3.2 million gross SF with a \$15.1 billion total investment. The PUD application and Utility Use Memo (Doc 27) propose nine (9) data center buildings. All fiscal projections – including \$94.9 million annual property tax revenue, \$106.8 million in total annual local revenue, and 645 operational jobs – are based on the 5-building scenario. The same 5-building limitation applies to the economic multiplier analysis, construction employment projections, and the revenue-sharing estimates provided to Coal City Unit 1 Schools, the Village of Coal City, and Grundy County.	Provide a fiscal and economic contribution analysis consistent with the full 9-building campus as proposed in the PUD application. All supporting technical studies (noise, traffic, utility demand, water/sewer) must also be reconciled to be internally consistent regarding the number of buildings being approved.
Darrell Olson, Mike Imhof, Walt Mahaffay	DO, MI, WM	Information Request	Generator Testing Protocol	Sitewide	Acoustic Report; PUD Questions, Aug. 21, 2026; PUD Questions, Aug. 22, 2026, Item 3	The submittal does not provide a complete generator-testing protocol, including service/test frequency, duration, whether units are tested concurrently or by building, timing, schedule regularity, and compliance with Village sound limits.	Provide the anticipated generator service and testing protocol, including frequency, duration, sequencing, time of day, schedule, and whether testing will meet applicable sound limits or require separate approval.
Darrell Olson	DO	Information Request	Water Main Configuration	Sitewide	Water Demand, p. 2	The proposed configuration and connection points for the 16-inch water main are unclear.	Confirm whether the 16-inch water main will be looped from S. Broadway Road and W. Reed Road to S. Carbon Hill Road and Covey Lane, and revise the plans or narrative as needed to show the proposed routing.
Darrell Olson	DO	Information Request	Cooling Loop Chemicals	Sitewide	Cooling Loop – Sanitary	The submittal does not identify the chemical or glycol used in the cooling system or explain its replacement cycle.	Identify the chemical or type of glycol proposed for the cooling loop, state whether it must be periodically removed and replaced, and provide the anticipated replacement frequency and disposal method.
Darrell Olson, Terry Halliday, Matt Fritz, Ed Boik	DO, TJH, MF, EB	Information Request	Total Fill, Flush, and Closed-Loop Water Demand	Campus and each building	Cooling Loop – Sanitary / Cleaning-Fluid Disposal; Fill and Flush/Closed Loop Narrative; Fill & Flush/Closed Loop Narrative; Reviewer Comments, Item 4	The total water required for mechanical rinsing, repeated fills, fine filtration, deep cleaning, dilution, possible onsite DI production, and other startup or operational cycles is not quantified consistently by phase, building, and campus.	Provide total and peak water volumes and flow rates for every fill, flush, cleaning, dilution, and DI-production phase; state whether quantities are per building or campus-wide and coordinate the demand with the Village utility operator.
Chris Spencer, Terry Halliday, Mike Imhof, Walt Mahaffay	CS, TJH, MI, WM	Information Request	Closed-Loop Waste Characterization and Disposal	Campus and each building	N/A; Fill and Flush/Closed Loop Narrative; PUD Questions, Aug. 21, 2026; PUD Questions, Aug. 22, 2026, Item 5	The submittal does not fully describe the frequency, characteristics, treatment or neutralization, and disposal route for closed-loop flush water and PCT6009 cleaning waste.	Identify flush frequency; characterize the waste, including whether it is hazardous; describe pretreatment, neutralization, controlled release, and final disposal; and obtain Village utility-operator acceptance before sanitary discharge.
Chris Spencer, Mike Imhof, Matt Fritz	CS, MI, MF	Information Request	One-Story and Two-Story Building Program	Lot 2	Aligned Data Centers ORD07; PUD Questions, Aug. 21, 2026; Master Planning Preliminary Design Package	The submittal presents one- and two-story options without identifying why two-story buildings may be needed, where they could be located, or when the selection will be made.	Explain the need and decision process for two-story buildings and identify the specific allowable locations, including whether the option should be limited to Buildings 8 and 9 or other defined positions.
Chris Spencer	CS	Information Request	Workforce	Whole Campus	Aligned Representative Presentation	It was mentioned that there would be 320 direct employees and 340 customer employees.	Can you explain what positions make up the 320 direct employees?
Terry Halliday	TJH	Information Request			Project Use Narrative/page 3	Reference to extension of public utilities a list of those utilities in a table would be beneficial	put a table of public utilities to be extended including electrical power
Terry Halliday	TJH	Information Request			Project Use Narrative/page 6	Section "(11) Phasing" - more clarity is required on how many phases there will be and exactly what will be done in each phase; including how many buildings will be constructed in phase.	provide more detail
Terry Halliday	TJH	Information Request			Project Use Narrative/page 6	Section "(11) Phasing" - an estimate of power to be used by Align versus power available for other commercial/residential developments as a result of substation	provide more detail
Terry Halliday	TJH	Information Request			Project Use Narrative/page 13	Last bullet under "... permitted uses within the I-1 zoning district"; 12 consecutive months of interim power needs to adhere to Village and/or IEPA sound limitations.	provide confirmation and monitoring capabilities with proof of record to adhere to sound performance requirements
Terry Halliday	TJH	Information Request			Project Use Narrative/page 14	"IDDSG 1.4.C" - "... unless substantially screened ..." - substantially needs to be defined that is to arbitrary	please provide detail on screening extent
Terry Halliday	TJH	Information Request			PUD Public Hearing Narrative - page4	Maine Township ditch directly north of subject site/south side of Reed Rd	comment - why not improve South Reed Rd replacing the ditch with curb and gutter versus relocating and creating a more gradual slope ditch.
Terry Halliday	TJH	Information Request			Final Plat of Project Heartland	The NW portion of LOT2 is a floodplain; are buildings going to be on this floodplain	confirm if buildings will be on floodplain and if so mitigations are being addressed in Hydrology Analysis, Site Wetland Delineation Report and other relevant reports in the PUD
Terry Halliday	TJH	Information Request			Preliminary Site Plan	As noted earlier a "Mechanical Yard" faces Reed Rd offering no Architecturally enhanced building facing North.	Consider site plan to offer appropriate buffering as there is a residence to the NorthWest.
Terry Halliday	TJH	Information Request			Master Planning Preliminary Design Package	Package list 3 options my recommendation is Option1 "Single Story" to ensure best buffering of surrounding residences and future developments. I do not support 2-story buildings in the complex	Decide on Option1
Terry Halliday, Ryan Hansen (Chamlin)	TJH, RH	Information Request	Reed and Carbon Hill Road Improvement Section	Reed Road and Carbon Hill Road	Reed Road Improvements; N/A	Reviewers requested clarification whether offsite improvements should replace ditches with curb-and-gutter and include half-street improvements along Reed Road and Carbon Hill Road.	Confirm the required roadway cross section and limits with the Village and other roadway authorities; identify whether curb-and-gutter and half-street improvements will be required at final design.
Terry Halliday	TJH	Information Request			Traffic Impact Analysis	Modify two-way stop control configuration on Reed Rd to allow free flow on Reed and make Broadway operate under two-way stop control. This will require direct involvement with the CCPD and would require extra precaution during transition to avoid accidents. This intersection has been in this configuration of many decades so a transition needs to be well thought out and appropriate mitigations implemented	provide details on how the transition would take place with appropriate mitigations and involvement from CCPD.
Ryan Hansen (Chamlin)	RH	Information Request	Fire Protection	Onsite	N/A	Will there be a dedicated fire loop on the site? If so how will water in and out of the system be metered?	Clarify if there will be a dedicated fire loop and how will it be metered.

Ryan Hansen (Chamlin)	RH	Information Request	Offsite Utilities	Offsite	Offsite Improvement Plan	Several sections of water main and sanitary sewer is routed outside the right-of-way when there is room within the right-of-way to route the utility. Should the offsite sewer and water be located in ROW instead of easements?	Confirm offsite utility routing.
Mike Imhof	MI	Information Request	Water utilization: I see an average and a maximum usage per day...	Sitewide	PUD Questions, Aug. 21, 2026	Water utilization: I see an average and a maximum usage per day... is that per building?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	I know city water will be supplied, but are there any drilled wat	Sitewide	PUD Questions, Aug. 21, 2026	I know city water will be supplied, but are there any drilled water wells anywhere on the property?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	Why are the chillers and generators located on the outside of the	Sitewide	PUD Questions, Aug. 21, 2026	Why are the chillers and generators located on the outside of the buildings? Is it possible for them to be on the interior?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	How often in a course of a year will the diesel fuel be delivered	Sitewide	PUD Questions, Aug. 21, 2026	How often in a course of a year will the diesel fuel be delivered? How many gallons will generally be on site at all times?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	Is the exterior lighting on this project considered normal or bel	Sitewide	PUD Questions, Aug. 21, 2026	Is the exterior lighting on this project considered normal or below normal with the elimination of the buildings at night?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	There is going to be only one entrance on Reed Rd. and a back ent	Sitewide	PUD Questions, Aug. 21, 2026	There is going to be only one entrance on Reed Rd. and a back entrance on S. Carbon Hill Rd.? I assume both entrances are constructed the same way?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	How will law enforcement/fire gain access to the controlled facil	Sitewide	PUD Questions, Aug. 21, 2026	How will law enforcement/fire gain access to the controlled facility? Will key fabs or codes be accessible? What would the process be for public safety access?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	Has there been any thoughts about testing on how easy it is to pe	Sitewide	PUD Questions, Aug. 21, 2026	Has there been any thoughts about testing on how easy it is to penetrate the outer perimeter of the facility? That would help determine the height, size, and material used for the fence...	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	It's stated gravel areas will be used, does that mean gravel road	Sitewide	PUD Questions, Aug. 21, 2026	It's stated gravel areas will be used, does that mean gravel roadways will be used between buildings?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Mike Imhof	MI	Information Request	Was there only one traffic study done for the project	Sitewide	PUD Questions, Aug. 21, 2026	Was there only one traffic study done for the project? Do additional studies need to be done? Does the city engineer do their own study?	Clarify the matter for PUD-level transportation or infrastructure coordination; detailed design may be addressed during final engineering.
Mike Imhof	MI	Information Request	From the study, are there improvements at the intersection of Ree	Sitewide	PUD Questions, Aug. 21, 2026	From the study, are there improvements at the intersection of Reed and S. Carbon Hill Rd.? (Turn lane etc)	Clarify the matter for PUD-level transportation or infrastructure coordination; detailed design may be addressed during final engineering.
Mike Imhof	MI	Information Request	Will there be any utility pole lighting at the intersection	Sitewide	PUD Questions, Aug. 21, 2026	Will there be any utility pole lighting at the intersection?	Clarify the matter for PUD-level transportation or infrastructure coordination; detailed design may be addressed during final engineering.
Mike Imhof	MI	Information Request	Why is the Com Ed substation positioned so close to Reed Rd	Sitewide	PUD Questions, Aug. 21, 2026	Why is the Com Ed substation positioned so close to Reed Rd.? Is that solely a Com Ed decision?	Provide the requested clarification to the extent needed to evaluate the PUD; identify any details deferred to final engineering or permitting.
Walt Mahaffay, Coal City Building Department	WM, BD	Information Request	Emergency Generator Sound Levels	Property lines	PUD Questions, Aug. 22, 2026, Item 2; Aligned Data Center PUD Review	The requested emergency-noise departure does not state the maximum predicted sound level at the property line during utility outage, grid failure, natural disaster, or comparable emergency operation.	Provide modeled maximum emergency-operation sound levels at all relevant property lines and clearly quantify the requested departure from applicable performance standards.
Walt Mahaffay	WM	Information Request	Groundwater Effects	Stormwater basins	PUD Questions, Aug. 22, 2026, Item 4	The potential effect of the proposed permanent-water basins on the groundwater table, nearby wells, and the residential pond across Carbon Hill Road has not been established.	Provide an expert evaluation or clarify why the proposed basin design will not adversely affect groundwater or nearby water features.
Walt Mahaffay	WM	Information Request	Construction Truck Route	Offsite road network	PUD Questions, Aug. 22, 2026, Item 6	The applicant indicated construction trucks would use I-55 and Reed Road. The enforceability of that route and avoidance of Carbon Hill Road and school routes are unresolved.	Confirm the proposed construction-truck route and identify the agencies and measures needed to establish, monitor, or enforce it. Detailed controls may be finalized before construction.
Walt Mahaffay	WM	Information Request	PCT6009 Product Information	Sitewide	PUD Questions, Aug. 22, 2026, Item 8	The Fill and Flush/Closed Loop Narrative identifies PCT6009 as non-hazardous but does not establish whether the Product Information Bulletin was issued by Aligned or the manufacturer.	Identify the issuer of the product information and provide manufacturer documentation, including the Safety Data Sheet.
Matt Fritz	MF	Information Request	Clarification on what APEX Buildings are utilized on proposal; how doe	As applicable	Initial Zoning Administrator Review	Clarification on what APEX Buildings are utilized on proposal; how does this reflect on what will result from the building process?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Clarification on the water demand and proposed utilization of village	As applicable	Initial Zoning Administrator Review	Clarification on the water demand and proposed utilization of village utility-provided water to the campus	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	History of industrial annexation – PUD Narrative, page 3, section Comp	As applicable	PUD Narrative Questions/Clarifications	History of industrial annexation – PUD Narrative, page 3, section Comprehensive Plan & Zoning Analysis, Paragraph 1: What is the history of the adjacent parcels, how long have they been zoned industrial?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Jobs	As applicable	PUD Narrative Questions/Clarifications	Jobs - PUD Narrative, page 7, section Project Description & Operations Overview, Paragraph 2: Is 600-800 employees broken down elsewhere?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Sound	As applicable	PUD Narrative Questions/Clarifications	Sound - PUD Narrative, page 7, section Project Description & Operations Overview, Paragraph 5: Explanation of IPCB standards and something actually lower than village standard elsewhere? AND we will need to define “emergency operations” for the utilization of the generators	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz, Ed Boik	MF, EB	Information Request	Temporary Natural-Gas Generation	Lot 2	PUD Narrative Questions/Clarifications; Reviewer Comments, Item 18	The location, capacity, duration, and performance-standard effects of temporary natural-gas-fired electrical generation are not established, including whether it is addressed by the acoustic analysis.	Identify the location, capacity, operating duration and conditions, emissions and sound effects, and applicable performance-standard compliance or departures for temporary natural-gas generation.

Matt Fritz	MF	Information Request	Commission of emergency equipment repair/testing of equipment	As applicable	PUD Narrative Questions/Clarifications	Commission of emergency equipment repair/testing of equipment - PUD Narrative, page 14, section PUD Request, Lot 2 Technology Campus, Zoning Code 156-207: Please submit a schedule limiting the times for this utilization; this can be utilized as a limitation providing for those times at which the utilization of generators/equipment may be the loudest while still meeting the standards of noise performance standard requirements	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	To whom will the 65' dedication on the south end of future Lot 2 be de	As applicable	2-Lot Plat	To whom will the 65' dedication on the south end of future Lot 2 be dedicated to?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	(primarily CCFD standard question) Should the development receive the	As applicable	Preliminary Fire Truck Turn Exhibit	(primarily CCFD standard question) Should the development receive the 75' height allowance, does the 39' apparatus satisfy the equipment necessary for roof assistance call?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Are all trees planned for removal according to the restriction provide	As applicable	Tree Survey	Are all trees planned for removal according to the restriction provided within the Environmental Constraints Memo analysis?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	ComEd detention basin listed as detention, not retention; why is its s	As applicable	Preliminary Ground Covering Plan	ComEd detention basin listed as detention, not retention; why is its seed mix different within detention and surrounding drive different than utilized throughout the remainder of campus?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Please explain the native mix and its utilization on the berms. Will	As applicable	Preliminary Ground Covering Plan	Please explain the native mix and its utilization on the berms. Will this be completely without maintenance? What is the mix needs to be more orderly along Carbon Hill to ensure the berms are maintained and look better kept – can they be mowed should it become necessary?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	b.) do the 100-year improvements provided within Figure 6 need to be	As applicable	Preliminary Hydrology Analysis	b.) do the 100-year improvements provided within Figure 6 need to be extended to the east side of the ComEd easement?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	There is usually a spillway map that identified the flow of stormwater	As applicable	Preliminary Hydrology Analysis	There is usually a spillway map that identified the flow of stormwater in excess of 1% events; please provide this analysis as well.	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p.1The 2-story building standard is used throughout – is this in orde	As applicable	Preliminary Geotechnical Report	p.1The 2-story building standard is used throughout – is this in order to bring the highest standard to the weight-bearing configuration? Will the column and wall loads prove less for a majority of the buildings to be constructed?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p.4Are "deep foundations" planned to be utilized regardless of the st	As applicable	Preliminary Geotechnical Report	p.4Are "deep foundations" planned to be utilized regardless of the structures being 1 or 2-story buildings?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p. 10What is the recommended groundcover to be utilized and required	As applicable	Preliminary Geotechnical Report	p. 10What is the recommended groundcover to be utilized and required for the slope materials to limit sloughing on detention ponds?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p.3Will County Stormwater standards are not recited within the local	As applicable	Wetland Delineation Report	p.3Will County Stormwater standards are not recited within the local regulations for this location; is it appropriate for them to be cited here as well?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	Page 6 discusses migratory birds regulations. Attachment B is provide	As applicable	Environmental Constraints Memo	Page 6 discusses migratory birds regulations. Attachment B is provided for this analysis – is the determination "no species and no critical habitat present" the determination? Please walk through this determination as it relates to bald eagles that have been seen in the larger vicinity.	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p.11Is the important routine monitoring of the BMS ensuring proper op	As applicable	Hazard Mitigation Analysis	p.11Is the important routine monitoring of the BMS ensuring proper operation integral to operator's full-time employment?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p.162.1.10.3 states that unlisted electrical equipment is considered	As applicable	Hazard Mitigation Analysis	p.162.1.10.3 states that unlisted electrical equipment is considered to have "high probability of failing" than listed equipment. Is there a standard with all equipment to be loaded into the building, including that provided with the leased space that disallows users from utilizing unlisted equipment?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Matt Fritz	MF	Information Request	p. 17The UPS skids are to be located within 2-hour rated enclosures –	As applicable	Hazard Mitigation Analysis	p. 17The UPS skids are to be located within 2-hour rated enclosures – is this adequate for CCFD's response to facility?	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.
Coal City Building Department	BD	Information Request	Vibration	Sitewide	Aligned Data Center PUD Review	Question: Does this site produce ground vibration that can be felt by neighboring properties, if so, does it exceed our performance standard?	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Coal City Building Department	BD	Information Request	Glare	Sitewide	Aligned Data Center PUD Review	Question: Can it be assured that this site will not cast direct or indirect illumination greater than half a footcandle onto any residential district as per our glare performance standard?	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Coal City Building Department	BD	Information Request	Heat	Sitewide	Aligned Data Center PUD Review	Question: Will this site produce heat that can raise the temperature of the air, ground or other materials at or past the lot line? If so, by how much? Will it exceed our performance standard limit of 5 degrees Fahrenheit?	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Coal City Building Department	BD	Information Request	Particulate-Matter Emissions	Sitewide	Aligned Data Center PUD Review	The performance-standards review does not establish whether particulate matter will be discharged or, if so, its discharge height, exit velocity, and temperature.	State whether particulate matter will be emitted and provide the discharge height, exit velocity in feet per second, temperature, and demonstration of applicable performance-standard compliance.

Coal City Building Department	BD	Information Request	Toxic Materials, Coolant, and Storage	Sitewide	Aligned Data Center PUD Review	The submittal does not comprehensively identify toxic materials, coolant chemistry and toxicity, replacement/disposal procedures, potential emissions, or how each material will be stored, maintained, monitored, and protected.	Provide a complete hazardous/toxic-material inventory, including coolant and battery materials; identify emissions and applicable exposure-standard compliance; and describe storage, monitoring, protection, replacement, and disposal procedures.
Coal City Building Department	BD	Information Request	Toxic Matter	Sitewide	Aligned Data Center PUD Review	Question: If there will be battery back up on the site what will the batteries be made of? Examples include Lithium Cobalt, or Lithium Iron Phosphate, etc.	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Coal City Building Department	BD	Information Request	Odor and PCT6009	Site and sanitary system	Aligned Data Center PUD Review	The performance review does not establish whether site operations or PCT6009 discharge could create odors at the site or municipal sanitary system or whether applicable odor standards will be met.	Identify potential odor sources, including PCT6009's detergent-like odor, and demonstrate compliance with applicable odor standards for both the site and sanitary-discharge process.
Coal City Building Department	BD	Information Request	Radioactive Matter	Sitewide	Aligned Data Center PUD Review	Question: Will this site store or produce any radioactive matter or emit any radiation?	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Coal City Building Department	BD	Information Request	Section 5 Fences and Walls	Sitewide	Aligned Data Center PUD Review	QUESTION: There seems to be an inconsistency within the Master Design Package that requires some clarification. On the Elevations - Option 1 page the Data Hall is described as being 30ft tall and the walls/fences for the generator/chiller yards are left unmeasured, however they appear to be depicted as roughly half the height of the Data Hall. The elevation seems to show what can be assumed are the exhaust silencers for the generators as being visible from outside the fence. The very next page shows 2 different designs for the Screen Wall for the generator/chiller yard. The next page shows an aerial rendering of the site. Within this rendering the screen walls are depicted as being the same height as the Data Hall. The first question is, Aren't the acoustic barrier properties of the screen wall wasted if the wall does not extend up past the exhaust of the generator as depicted on the Elevations – Option 1 page of the Master Design Package. The second question is, Will the entirety of the large reflective vertical tanks be screened from public roads to prevent glare, or will these tanks have some type of finish that prevents reflection?	Provide the requested information to demonstrate compliance with the cited performance standard, or identify the later permit review at which compliance will be documented.
Ed Boik	EB	Information Request	Floodplain Map Revision	Affected flood zones	Reviewer Comments, Item 16	The submittal does not clearly confirm the process for remediating affected flood zones.	Confirm that affected flood zones will be addressed through the applicable CLOMR/LOMR process and identify the anticipated approval sequence.
Ed Boik	EB	Information Request	Parking Reduction	Lot 2	Reviewer Comments, Item 17	The parking reduction is not supported by documented demand from comparable operating facilities.	Validate the requested parking reduction using established parking demand at comparable data-center facilities and demonstrate that it will not create off-site impacts.
Ed Boik	EB	Information Request	Noise Model and Two-Story Buildings	Lot 2	Reviewer Comments, Item 22	The noise model assumes 30-foot buildings and ground-level equipment yards but the PUD requests flexibility for two-story buildings.	Provide analysis or a statement addressing how potential two-story buildings would affect the noise model and required mitigation.
Alec Macdonald	S	Information Request	Employment – Operational Job Count Discrepancy	Overall Campus	Mangum Economic Report, pp. 2, 11, Table 1	The Mangum Economic Report states the campus will support 645 direct operational jobs at full build-out of a 5-building campus. The same report states the first data center will 'employ about 39 people' (p. 8) while Table 1 simultaneously lists 129 direct operational jobs for the same first building in 2029. These figures are internally inconsistent and the report title references 'Project Star' while the PUD application is titled 'Project Heartland,' creating an additional document-identity discrepancy.	Reconcile the employment figures with a clear explanation of: (1) the distinction between the '39 employees' figure and the '129 operational jobs' figure – specifically, does the 129 include contracted/vendor personnel counted through the IMPLAN model rather than direct on-site hires; (2) whether the 645 figure at full build-out represents dedicated campus FTEs or includes workers shared across multiple Aligned facilities; and (3) confirm the report is intended to apply to Project Heartland / Coal City.
Alec Macdonald	S	Information Request	Sanitary – Fill & Flush: Total Volume Not Disclosed	Overall Campus	– Fill & Flush Narrative; – ProChemTech Memo	The Fill and Flush Narrative describes a multi-stage commissioning process: (1) mechanical rinsing with municipal tap water circulated 24 hours and discharged to sanitary sewer, repeated 2–3 times; (2) chemical cleaning with PCT6009 circulated 3–7 days then flushed with city water; and (3) a DI water final rinse. The ProChemTech memo advises controlling discharge to the Coal City POTW at a maximum rate of 4,000 GPD. However, neither document discloses the total fill volume per building or the expected total gallons discharged to the POTW per flush cycle. With 9 buildings each containing large-bore closed-loop cooling piping systems, the cumulative discharge volumes could be substantial.	Provide for each building type: (1) estimated total closed-loop system fill volume (gallons); (2) total volume of tap water and PCT6009 solution to be discharged to the Coal City POTW per commissioning cycle; (3) estimated number of days at 4,000 GPD discharge rate required to complete each cycle per building; and (4) a phasing schedule ensuring that multiple buildings do not flush concurrently in a manner that approaches the 30,000 GPD IEPA permit trigger.
Alec Macdonald	S	Information Request	Water / Sanitary – Aggregate Operational Demand vs. POTW Capacity	Overall Campus	Utility Use Memo, Tables 1 & 2; ProChemTech Memo	The Utility Use Memo presents per-building water demand estimates for all 9 buildings using 15 GPD/employee (IEPA guidance). Buildings 1–4 are each 323,000 SF with 86 employees (1,908 GPD average/building); Building 5 is 428,500 SF with 116 employees. The remaining buildings' data was truncated. The ProChemTech memo confirms the Coal City POTW is rated at 200,000 GPD, and an IEPA operation permit is required for influent exceeding 30,000 GPD (15% of rated capacity). No aggregate demand summary for all 9 buildings at full occupancy is provided, nor is a comparison to POTW available capacity.	Provide: (1) a complete water demand and sanitary generation summary for all 9 buildings at full operational occupancy; (2) a cumulative total average-day and max-day sanitary flow estimate; (3) a written letter from the Coal City Village Engineer and POTW operator confirming available capacity exists and will not be exceeded at full campus build-out; and (4) a phased capacity analysis tied to the construction schedule.

Alec Macdonald	S	Information Request	Fiscal Analysis – Local Construction Hire Rate Unknown	Overall Campus	Mangum Economic Report,	Mangum footnote 6 explicitly states: 'We are unable to estimate what proportion of construction jobs would be filled by local residents.' Peak direct construction employment is estimated at 1,341 jobs in 2029, with the construction phase spanning approximately 2027–2033. Construction employment is the primary near-term direct economic benefit to Grundy County residents, yet the report provides no local hire projection, no workforce development commitment, and no reference to local union hall agreements.	Provide: (1) an estimate of the proportion of construction jobs anticipated to be filled by workers residing in Grundy County or the broader Kankakee/Will/Grundy labor market; (2) a description of any commitments to local or regional hiring preferences or apprenticeship participation; and (3) identification of any planned coordination with local trade unions (IBEW, Pipefitters, Operating Engineers) serving the region.
Alec Macdonald	S	Information Request	BESS – Deflagration Waiver: AHJ Not Identified	Overall Campus – All Buildings	ESS Code Compliance Report,	Both Jensen Hughes reports conclude that explosion/deflagration control may be waived because UL 9540A testing demonstrated gas accumulation below 25% LFL. NFPA 855 states this waiver 'is permitted to be waived by the AHJ.' Neither report identifies which authority will serve as the AHJ for this determination – the Village of Coal City Building Department, Grundy County, or the Illinois Office of the State Fire Marshal (OSFM). Grundy County has not confirmed it will or can grant this waiver, particularly given the active BESS moratorium resolution.	Identify the designated AHJ for deflagration waiver approval. Provide the complete UL 9540A large-scale fire test report to the AHJ for independent review. Obtain written confirmation from the AHJ granting the deflagration waiver before this determination is assumed in the construction documents. Submit documentation of AHJ acceptance to Grundy County prior to PUD approval.
Alec Macdonald	S	Information Request	Traffic – Construction Traffic Management Plan Not Provided	Site Access – Reed Road / S. Broadway Road	Offsite Roadway Plans; Offsite Utilities Plan; Mangum Report,	The Mangum report projects peak direct construction employment of 1,341 workers in 2029, representing substantial daily vehicle trips to the site. The construction phase spans approximately 2027–2033. The offsite utility plans show 8,700 LF of 30-inch sanitary sewer at approximately 30 feet of depth along S. Broadway Road and Reed Road, and 5,500 LF of 16-inch water main along Reed Road – both on Grundy County highways. No construction traffic management plan, haul route map, overweight vehicle permit strategy, road damage restoration bond, or dust/mud tracking control plan is included in the submittal.	Provide a Construction Traffic Management Plan for review and approval by the Grundy County Highway Department prior to commencement of earthwork. The plan shall include: (1) designated haul routes on county and municipal roads; (2) overweight vehicle permit coordination; (3) road damage assessment methodology and restoration bond requirements; (4) hours of construction traffic operation on county roads; (5) dust, mud tracking, and erosion control at county road access points; and (6) a schedule for utility trench work on Reed Road and Broadway Road with traffic control measures.
Don Wauthier	DW	Information Request	Site Drainage – Runoff Volume and Diversions	Northern and southern site drainage areas	Concept Drainage Plan; Maine Township Drainage District Initial Review – Site Drainage	The stormwater-basin concept appears reasonable, but the concept plan does not estimate the total runoff volume from the developed site. It also redirects an approximately 30-acre area east of the homes northward to the main channel while generally retaining the southern approximately 100-acre area in its existing watershed.	Provide a PUD-level estimate of total developed-site runoff volume and clearly identify the existing and proposed watershed divides, diversion areas, basin service areas, and discharge points. Detailed sizing and final routing may be completed during final engineering.
Don Wauthier	DW	Information Request	Traffic – Turn-Lane Evaluation	Primary site access and Broadway Road/Reed Road intersection	Traffic Impact Analysis; Maine Township Drainage District Initial Review – Roadway Improvements	The study proposes an eastbound right-turn lane at the site entrance although warrants are not met, but does not evaluate a westbound left-turn lane even though reported left turns are approximately 370% greater than right turns. The study also indicates turn lanes are probably needed at Broadway Road/Reed Road, but the project does not propose them.	Explain the basis for the proposed site-access turn-lane configuration, evaluate a westbound left-turn lane, and identify whether Broadway Road/Reed Road improvements are project-related, warranted, and included now or deferred through roadway-agency coordination.
Chris Spencer	CS	Informational Statement	Technology Advancements	Whole Campus	N/A	What are the trends for technology advancements and what are Aligned's plans for these possible advancements?	Provide a forecast of the possible techonogy advances regarding data stoage and what Aligned has planned for possible advancements.
Terry Halliday, Matt Fritz	TJH, MF	Informational Statement	FERC Agreement and TSA Documentation	Electric service	FERC Agreement	The record does not include the TSA and Exhibit B or clearly disclose the TSA term and referenced letter-of-credit amount, limiting review of committed power capability and related project assumptions.	Provide the TSA and Exhibit B and identify the agreement term and letter-of-credit amount for Village review and project-record documentation.
Terry Halliday	TJH	Informational Statement	Transmission Cost-Shift Protection	Electric service	FERC Agreement/Docket No. ER26-838-000	FERC filings identify unresolved concern that project-triggered transmission investments or insufficient minimum contributions could be shifted to other ComEd customers, including Coal City residents.	Document the FERC/ICC protections, commitments, and financial safeguards that prevent data-center interconnection and transmission-upgrade costs from being shifted to other customers.
Ryan Hansen (Chamlin)	RH	Informational Statement	Hydrology/Stormwater	Onsite	Hydro Report	A more detailed review of the stormwater report, HEC-RAS model, and on site detention will be conducted during final engineering review.	No action needed.
Ryan Hansen (Chamlin)	RH	Informational Statement	Reed/Carbon Hill Truck Turn	Reed/Carbon Hill Rd Intersection	N/A	Provide a turning radius for the existing conditions Reed/Carbon Hill Road intersection for construction traffic.	No action needed at the PUD stage; retain for final engineering, permitting, construction, or operational coordination as applicable.
Ryan Hansen (Chamlin)	RH	Informational Statement	De-watering plan	Offsite	N/A	Provide a de-watering plan for the off-site utility trenches.	No action needed at the PUD stage; retain for final engineering, permitting, construction, or operational coordination as applicable.
Ryan Hansen (Chamlin)	RH	Informational Statement	Cooling System Cooling	N/A	N/A	Public works will have to be notified in advance of the pre-operational cleaning of the cooling systems.	No action needed.
Ryan Hansen (Chamlin)	RH	Informational Statement	Permitting	N/A	N/A	The following permits will be required: •Village of Coal City •Maine Drainage & Levee District •IEPA NPDES •IEPA Water Main Extension Permit •IEPA Sanitary Sewer Extension Permit •Illinois State Fire Marshall •Coal City Fire Protection District •Army Corps of Engineers •FEMA/IDNR •Railroad	No action needed at the PUD stage; retain for final engineering, permitting, construction, or operational coordination as applicable.

Ryan Hansen (Chamlin)	RH	Informational Statement	Wastewater Monitoring and Reporting	Sanitary discharge	N/A	The Village may require monitoring infrastructure, periodic sampling, and reporting for wastewater volume, quality, chemical use, pretreatment performance, exceedances, spills, and unauthorized discharges.	No PUD plan revision is required now. Retain for utility permitting and operational coordination, with monitoring and reporting at the applicant's expense if required by the Village.
Mike Imhof	MI	Informational Statement	Is the water piping in the buildings independently monitored to c	Sitewide	PUD Questions, Aug. 21, 2026	Is the water piping in the buildings independently monitored to catch any leaks preventing any water loss or damage?	No PUD plan revision required at this time; retain for operational, life-safety, or subsequent permit coordination as applicable.
Mike Imhof	MI	Informational Statement	As sound prevention technology becomes more innovating... will the	Sitewide	PUD Questions, Aug. 21, 2026	As sound prevention technology becomes more innovating... will the new technology/products be used to update existing products?	No PUD plan revision required at this time; retain for operational, life-safety, or subsequent permit coordination as applicable.
Mike Imhof	MI	Informational Statement	What type of cameras and camera system will be monitoring the fac	Sitewide	PUD Questions, Aug. 21, 2026	What type of cameras and camera system will be monitoring the facility? Will the cameras be accessible to law enforcement if need be?	No PUD plan revision required at this time; retain for operational, life-safety, or subsequent permit coordination as applicable.
Mike Imhof	MI	Informational Statement	Security will be 24/7 once operational...are they armed	Sitewide	PUD Questions, Aug. 21, 2026	Security will be 24/7 once operational...are they armed? Will there be any weapons or ammo on site? Will you allow employee's or visitors who are CCL holders to carry on site? During the construction phases will there be security on site monitoring?	No PUD plan revision required at this time; retain for operational, life-safety, or subsequent permit coordination as applicable.
Matt Fritz	MF	Informational Statement	Water and Sanitary Demand Figures	Campus	Initial Zoning Administrator Review; Utility Use Memo	The Operations Narrative and Utility Use Memo use different demand figures, including 17,000 gallons per day, 19,146 gallons per day regular use, 72,600 gallons per day maximum demand, and separate sanitary-flow figures; the role of humidification and closed-loop maintenance is not clearly explained.	Reconcile the figures and definitions in the resubmittal and explain operational, humidification, maintenance, intake, and sanitary-outflow assumptions. This is informational unless a PUD-level capacity issue is identified.
Matt Fritz	MF	Informational Statement	Page 4, Paragraph 2 – seems like IEPA air permit may define "true emer	As applicable	Operations Narrative	Page 4, Paragraph 2 – seems like IEPA air permit may define "true emergency conditions." Plan to deploy EPA Tier 4-compliant diesel generators across the site.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	Buildings 1,2,3,4,6, & 7 appear to be the APEX 144 mW designs, i.e. 42	As applicable	PUD Preliminary Plans	Buildings 1,2,3,4,6, & 7 appear to be the APEX 144 mW designs, i.e. 42 generators per buildings, totaling 252 generators; Buildings 5,8, & 9 appear to be APEX 96 mW designs, i.e. 56 generators per building, totaling 168 generators = 420 generators proposed on total campus	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	The stormwater management basins show detention – just confirming thes	As applicable	PUD Preliminary Plans	The stormwater management basins show detention – just confirming these basins are to be utilized for temporary storage and not permanent storage	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	These appear to be the single-story option and does not include the 2-	As applicable	Apex Building Footprint	These appear to be the single-story option and does not include the 2-story alternate; this is important for determining the number and location of generators and cooling equipment.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	A primary construction entrance is shown at an existing Carbon Hill fi	As applicable	Preliminary Construction Phasing Exhibits	A primary construction entrance is shown at an existing Carbon Hill field entrance. Utilization of equipment and material loading to the facility may require provision for maintenance and replacement with the Village of Coal City that maintains jurisdiction for this portion of streets.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	This requires a full analysis of its recommendations and findings by H	As applicable	Traffic Impact Analysis	This requires a full analysis of its recommendations and findings by HR Green or subsidiary expert professional.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	TIA Existing-Conditions Corrections	Offsite road network	Traffic Impact Analysis	The Traffic Impact Analysis misstates roadway locations, orientation, and jurisdiction: Reed Road is along the north boundary and under Village jurisdiction; Carbon Hill Road is along the west boundary; and Spring Road is east-west approximately one mile north of the site.	Acknowledge and correct these existing-conditions descriptions in the next Traffic Impact Analysis revision.
Matt Fritz	MF	Informational Statement	Recommendations & Conclusions (page 30) includes the modification of 2	As applicable	Traffic Impact Analysis	Recommendations & Conclusions (page 30) includes the modification of 2-way stop control at Reed & S. Broadway that will require support and agreement by Grundy County. There is nothing within the conclusions that discuss monitoring or enforcement of construction traffic that does not utilize the proper Reed Rd. from I-55 designated access path. There likely needs to be discussion of proper patrol of alternative paths such as southbound turns from 113 along Gorman, Jugtown, Carbon Hill Roads or Broadway to approach the site from the north.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	p.5 -the Figure 5 BFE looks like a different utilization for the port	As applicable	Preliminary Hydrology Analysis	p.5 -the Figure 5 BFE looks like a different utilization for the portion set aside for 65' southerly easement	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	p.7 -a) provides better condition due to planned PUD improvements –	As applicable	Preliminary Hydrology Analysis	p.7 -a) provides better condition due to planned PUD improvements – existing Carbon Hill & Reed Rds. Tailwater effect to be improved; and	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	p. 9 -a.) the resulting release rates from planned PUD improvements	As applicable	Preliminary Hydrology Analysis	p. 9 -a.) the resulting release rates from planned PUD improvements look to be a much better improvement over existing conditions; and	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	p.8The controlling requirements that construction follow ACI 360-10 f	As applicable	Preliminary Geotechnical Report	p.8The controlling requirements that construction follow ACI 360-10 for slab on-grade construction to be re-iterated as building standard for buildings to be submitted in the future for permit.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.

Matt Fritz	MF	Informational Statement	The equipment's compliance with UL 9540A standard (committed to within	As applicable	Energy Storage System Code Compliance Report	The equipment's compliance with UL 9540A standard (committed to within this analysis) should be requirement that is required to ensure proper equipment sizing and load capabilities. On page 8, the narrative reveals the plan to provide 14 UPS (uninterrupted power supplies) units per 24mW of power space to be provided within the data center buildings; this is consistent with Apex Buildings layouts and generator diagrams.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	This analysis will rely upon the Fire District's concurrence of the de	As applicable	Hazard Mitigation Analysis	This analysis will rely upon the Fire District's concurrence of the design for the UPS & backup battery system to exceed the 600kWh standard; the plan is for each UPS unit to be connected to 10 Samsung Gen-3 cabinets.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	Must be approved by the village's operators. Specific means of provid	As applicable	Disposal of Cleaning Fluid	Must be approved by the village's operators. Specific means of providing controlled release and dilution onsite is necessary for acceptance. Lastly, an estimate of total volume per building and the period of "post cleaning flush" should be described.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	Necessary for utilization and storage upon property. The pH of 12.0+	As applicable	Safety Data Sheet for PCT6009	Necessary for utilization and storage upon property. The pH of 12.0+ will require disposal plan, approval, and monitoring prior to utilizing sanitary disposal.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz, Coal City Building Department	MF, BD	Informational Statement	Acoustic Modeling and Mitigation Findings	Sitewide	Sound Modeling Conditions Trinity Consultants Report; + Environmental Noise Study Trinity Consultants Report; Aligned Data Center PUD Review	The acoustic materials identify chillers, generators, exhaust, vent fans, and transformers as principal sources and rely on specified enclosures, silencers, baffled walls, and berms to predict normal-operation levels below Village and state limits. Continued reliance on those measures, ambient comparison, testing schedules, and ILPCB compliance may warrant conditions.	Acknowledge the modeling assumptions and retain the specified mitigation as enforceable design commitments or conditions as appropriate; separately provide requested emergency and testing information.
Matt Fritz	MF	Informational Statement	This requires additional analysis by Sikich, a professional consulting	As applicable	Mangum - Economic & Fiscal Contribution Report	This requires additional analysis by Sikich, a professional consulting firm hired by the village. The estimate for this project places total increment to be generated by property taxes exceeding \$90 million/year at full buildout. There is discussion of utility sales tax rate to be contributed in addition to the annual property tax; attention should be paid to ensure the Coal City adopted municipal utility rate is being utilized for this estimate. Lastly, the applicant filed for state relief from the State of Illinois for this project. It is assumed the point of sale for these purchases are to be elsewhere, but due to the total amount of equipment to be purchased and replaced throughout the years of operation, can a point of sale be established at this industrial center enable the 1.0% of the all-in 6.25% state minimum sales tax to be remitted to Coal City and 0.25% to Grundy County?	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Matt Fritz	MF	Informational Statement	Conclusion of the report is that host communities have enjoyed rising	As applicable	Property Impact Analysis	Conclusion of the report is that host communities have enjoyed rising costs of real estate; each community's respective rate of increase is stronger than other communities across their entire county.	No immediate PUD plan revision is required unless the comment identifies information necessary for the zoning findings; retain for the cited subsequent review or coordination.
Coal City Building Department	BD	Informational Statement	Heat	Sitewide	Aligned Data Center PUD Review	As for the rest of the performance standards the petitioner states that the site will conform to all federal, state, and local regulations regarding emissions, public safety, health and, welfare, however, I would still like to address these standards individually	No applicant action is required at this stage unless the statement is used to support a PUD finding or condition.
Coal City Building Department	BD	Informational Statement	Battery Chemistry and Protection Measures	Battery rooms	Aligned Data Center PUD Review	The proposed system uses Samsung Gen-3 136s lithium-ion cabinets with identified nickel-cobalt-aluminum and nickel-cobalt-manganese chemistries, monitored by a battery-management system; rooms are sprinklered and cabinets are spaced to limit propagation.	No applicant action is required at the PUD stage unless these stated design and monitoring measures are incorporated into a condition or later life-safety approval.
Coal City Building Department	BD	Informational Statement	Toxic Matter	Sitewide	Aligned Data Center PUD Review	The PCT 6009 cleaning/flush solution for the cooling system is biodegradable and non-toxic	No applicant action is required at this stage unless the statement is used to support a PUD finding or condition.
Coal City Building Department	BD	Informational Statement	Section 1 Site Planning	Sitewide	Aligned Data Center PUD Review	The proposed project adequately addresses and conforms to the provisions of this section except for the visibility of the large vertical tanks located within the generator yards. Not only are these tanks visible over the walls on the elevation sheet but, they also appear to have a highly reflective polished metal finish.	No applicant action is required at this stage unless the statement is used to support a PUD finding or condition.
Coal City Building Department	BD	Informational Statement	Building Department IDDSG Findings	Sitewide	Aligned Data Center PUD Review	The Building Department found the submitted circulation, parking, architecture, landscaping, walls, signage, and exterior-lighting concepts generally responsive to the Industrial Development Design Standards and Guidelines, subject to separately listed concerns.	No applicant action is required for this consolidated informational finding except to preserve the cited features and respond to the separately tracked exceptions and questions.
Ed Boik	EB	Informational Statement	PUD and CUP Framework	All properties	Informational Statements, Item 1	The Zoning Ordinance does not expressly list PUD uses. A PUD is a flexible framework for uses not otherwise contemplated and master-planned development; it is also a Conditional Use requiring a CUP.	Acknowledge this procedural framework in the response; no separate plan revision is required unless needed to correct the application narrative.
Ed Boik	EB	Informational Statement	Prerequisite Land-Use Actions	All properties	Informational Statements, Item 2	Annexation, subdivision, and rezoning of assembled property to I-1 Industrial must be completed before final review and consideration of the PUD/CUP.	Acknowledge and coordinate the prerequisite approvals; no separate PUD design revision is required at this time.
Ed Boik	EB	Informational Statement	Comprehensive Plan Context	All properties	Informational Statements, Item 3	The Comprehensive Plan designates the area agricultural, while the dominant existing zoning is I-1 Industrial. The plan is advisory under cited Illinois law, and the context can support rezoning small surrounded parcels.	Acknowledge the planning and statutory context in the response; address it in the rezoning findings rather than as a PUD design revision.
Ed Boik	EB	Informational Statement	Traffic Review Coordination	Offsite road network	Informational Statements, Item 4	Formal traffic improvements or approval conditions will be developed after coordination with the responsible review authorities.	Acknowledge the coordination process; detailed traffic requirements will follow agency and technical review.

Alec Macdonald	S	Informational Statement	Grundy County 2014 Comprehensive Plan – Consistency	Overall Campus	Grundy County 2014 Comprehensive Plan, Land Use Framework Map	The Grundy County 2014 Comprehensive Plan Land Use Framework Map designates the Reed Road corridor and the area adjacent to incorporated Coal City for Office/Industrial Park and managed growth land uses. The subject site carries I-1 (Industrial) underlying zoning per the Village of Coal City Zoning Application. The proposed data center technology campus is consistent in use, scale, and intent with the County's long-range land use goals for industrially designated areas proximate to major utility and transportation infrastructure. Grundy County is also actively updating its Comprehensive Plan through the 'Level Up' initiative (commenced 2025), which should be considered as this project advances.	No action required at this time. This statement is provided for the record of consistency with the 2014 Comprehensive Plan. The Commission should monitor the status of the 'Level Up' plan update to confirm that the subject land use designation is maintained through the update process.
Alec Macdonald	S	Informational Statement	Property Value – Broader Market Context and Opportunity	Adjacent Properties	LaSalle Property Value Impact Analysis,	The report references Elk Grove Village's experience as instructive: the Village has hosted 20 data centers since 2020 (with 19 more planned), contributing \$45 million in annual property taxes per Mayor Craig Johnson's 2026 town hall. While attribution of residential property appreciation specifically to data centers – as opposed to general Chicagoland market conditions – requires more rigorous analysis, the Elk Grove Village experience suggests that large-scale data center investment can coincide with industrial tax base growth in host communities.	No action required. This statement is provided for the record. The Commission notes that any fiscal benefit comparison to Elk Grove Village should account for the fundamental differences in market context, municipal infrastructure, and property tax structure between that community and unincorporated Grundy County.
Alec Macdonald	S	Informational Statement	Fiscal Analysis – Report Commissioned by Applicant; Independent Review Warranted	Overall Campus	Mangum Economic Report, cover page	The Mangum Economics report was prepared for and commissioned by Aligned Data Centers. The property tax projections assume current tax rates 'remain constant' with no sensitivity analysis for rate changes, assessment appeals by the applicant, or potential tax incentive abatements or TIF agreements. The report does not quantify the incremental costs to public services (fire protection, emergency response, road maintenance) that will be imposed by this development.	The Commission should consider commissioning an independent fiscal impact review, or at minimum require the applicant to: (1) disclose any pending or contemplated tax incentive agreements, abatements, or enterprise zone benefits applicable to this project; (2) provide a sensitivity analysis showing fiscal outcomes under reduced assessed value scenarios; and (3) quantify estimated incremental public service costs to Grundy County and the Coal City Fire Protection District.
Don Wauthier	DW	Informational Statement	Relocated Channel – Configuration and Capacity	Reed Road frontage	Maine Township Drainage District Initial Review – Channel Modifications	The existing flat-bottom channel lies immediately adjacent to Reed Road. Relocating it south to create roadway shoulder and future turn-lane space is considered sound. The reviewer recommends a two-stage channel because it should be easier to maintain, reduce recurring silt removal, and may add flow capacity; a 5-year-storm capacity for likely near-term future conditions is suggested.	No immediate PUD revision is required beyond preserving a feasible channel corridor. Carry the two-stage section, maintenance benefits, and 5-year capacity criterion into final drainage design and Drainage District coordination.
Don Wauthier	DW	Informational Statement	Stormwater Basin Outlets and Channel Interface	Northwest campus and COMED substation	Concept Drainage Plan; Maine Township Drainage District Initial Review – Site Drainage	The northern site basin is proposed to discharge near the northwest corner. The COMED substation basin is proposed immediately south of the relocated channel and would discharge to the Drainage District channel roughly 300 feet west of the site's northeast corner. These outlet concepts require coordination with the channel-maintenance corridor.	No separate immediate PUD action is required beyond the maintenance-access revision. Confirm basin footprints, outlet locations, erosion protection, and maintenance access through final engineering and Drainage District review.
Don Wauthier	DW	Informational Statement	Traffic – Carbon Hill Road/Reed Road Intersection	Carbon Hill Road and Reed Road	Traffic Impact Analysis; Maine Township Drainage District Initial Review – Roadway Improvements	The traffic study concludes that turn lanes are not needed at the Carbon Hill Road/Reed Road intersection.	No immediate action is required. Retain the conclusion for the PUD record and confirm it through the responsible roadway agency's traffic review.
Don Wauthier	DW	Informational Statement	Downstream Drainage – Increased Runoff Volume	Drainage District channel downstream of the site	Maine Township Drainage District Initial Review – Downstream Impacts	A downstream-impact study has not yet been completed and is considered premature at the concept stage. Properly designed detention should mitigate increased peak discharge rates, but it will not eliminate the increased total runoff volume. The reviewer estimates the developed-site volume could be comparable to runoff from roughly 900 acres of farmland within an upstream watershed of about 1,160 acres.	No immediate PUD plan revision is required. Before final drainage approval, evaluate downstream channel capacity and maintenance needs under the increased runoff volume and identify any necessary channel modifications in coordination with the Drainage District.
Don Wauthier	DW	Informational Statement	Construction Erosion Control and Post-Construction Silt Removal	Site and Drainage District channel	Concept Erosion-Control Plans; Maine Township Drainage District Initial Review – Erosion Control	The concept provides erosion-control measures, but the site's scale creates a substantial risk of sediment reaching and damaging the channel. Some escaped sediment and post-construction channel cleanup may be necessary even with compliant controls.	No immediate PUD revision is required. Final plans should provide robust erosion and sediment controls, inspection and corrective-action procedures, and responsibility for post-construction inspection and removal of project-related sediment from the channel.
Don Wauthier	DW	Informational Statement	Utility Crossings of Drainage District Channel	All utility crossings of the relocated channel	Maine Township Drainage District Initial Review – Utilities	Water, sewer, electric, communication, and other utility extensions may cross the Drainage District channel, including work installed by third-party utility companies. Uncoordinated construction could damage the channel or compromise maintenance access.	No immediate PUD revision is required unless a utility alignment affects site feasibility. Coordinate every crossing with the Drainage District during final engineering and permitting, including third-party utility work, crossing details, restoration, and protection of channel capacity and maintenance access.
Alec Macdonald	S	Question	Employment – On-Site vs. Floating/Shared Staff	Overall Campus	Use Narrative, p. 1; Doc 45 – Mangum Report, Table 1	The Project Use Narrative describes the campus as a 'low-activity operational use' staffed by employees, operations staff, maintenance technicians, security, contractors, and periodic vendors. The Mangum report projects 645 cumulative operational jobs phased over five buildings by 2033. It is unclear whether these are permanent, full-time positions assigned exclusively to this campus or whether staff will rotate from other Aligned data center facilities in the portfolio.	Provide a staffing plan that identifies: (1) the number of permanent, dedicated full-time equivalent positions physically on-site per shift per building at full occupancy; (2) whether any staff will be shared with or rotate from Aligned's other facilities; (3) a breakdown by job category (security, IT operations, facilities/maintenance, administration, contract/vendor); and (4) the anticipated proportion of positions expected to be filled by Grundy County residents.

Alec Macdonald	S	Question	Traffic – Traffic Impact Analysis Not Reviewed by County	Overall Campus	Doc 28 – Traffic Impact Analysis (submitted but not yet reviewed)	The Traffic Impact Analysis was submitted as part of the PUD application package. The document is voluminous and has not been independently reviewed by Grundy County staff or the Grundy County Highway Engineer. The study presumably addresses trip generation, distribution, and access operations for Reed Road, but the County's ability to evaluate compliance with Ord. 2013-014 access classification requirements is dependent on this analysis.	Provide a one-to-two page executive summary of the Traffic Impact Analysis key findings, including: (1) peak-hour trip generation by mode for both construction and operations phases; (2) access road level of service results; (3) proposed turn lane warrants and design basis; and (4) any recommended off-site improvements beyond Reed Road. The Grundy County Highway Engineer should be provided a copy for independent review prior to any County recommendation on the PUD.
Terry Halliday	TJH	Tentative Condition of Approval			Project Use Narrative/page 14	"Zoning Code 156-207- Noise" - 3rd bullet "Approved Temporary Variances" - advance written notice should have notification period (i.e. 48 hours)	please provide recommended advanced notice timeframe
Terry Halliday	TJH	Tentative Condition of Approval			Preliminary Construction Phasing Exhibits	Exhibit shows 3 phases, this needs to be aligned with other parts of the PUD submission that references construction phases. Timelines for each phase and what is to be constructed needs to be consistent. Lastly it would seem that if phase3 and phase2 were swapped it would delay impact on the residences.	Provide consistency on phases throughout PUD application
Terry Halliday	TJH	Tentative Condition of Approval			Sound Monitoring Report	reports show compliance with Village and IEPA guidelines but there is no reference to how ongoing monitoring, recording and reporting will be done once operations start	provide proactive monitoring and reporting for sound requirements
Ryan Hansen (Chamlin)	RH	Tentative Condition of Approval	Hydrology/Stormwater	Maine Township Ditch	Hydro Report	The change in the Base Flood Elevation and floodplain modification will require a conditional letter of map revision (CLOMR) and letter of map revision (LOMR) to be obtained from FEMA with concurrence by IDNR/OWR prior to any grading, excavating, culvert replacements within the floodplain per Will County Stormwater Ordinance 55.061(C)(3)(4).	Acquire CLOMR and LOMR for BFE modification and submit to the village.
Ryan Hansen (Chamlin)	RH	Tentative Condition of Approval	Landscape Plan - railroad easement trees	Railroad Easement	Landscape Plan	Proposed trees are shown in the railroad easement. Written permission for the railroad will be required for this.	Revise Landscape Plan accordingly.
Coal City Building Department	BD	Tentative Condition of Approval	Third-Party Industrial Plan Review and Inspection	Data halls and industrial systems	Aligned Data Center PUD Review	Specialized third-party industrial plan review and inspection will be required, with reviewer/inspector selection subject to Village vetting, inspection reports submitted to the Building Department, and inspections conducted during regular business hours when Village staff may attend.	Carry forward as a building-permit and inspection condition. Identify proposed third-party reviewers and inspectors for Village approval before permit review and construction.
Coal City Building Department	BD	Tentative Condition of Approval	Additional Notes	Sitewide	Aligned Data Center PUD Review	Construction noise is only permitted from 7am to 7pm.	Carry forward as a potential building-permit, inspection, construction, or operational condition; no PUD plan revision is required now unless incorporated into the approval.
Coal City Building Department	BD	Tentative Condition of Approval	Additional Notes	Sitewide	Aligned Data Center PUD Review	Burning of packaging or any other materials on site is not permitted.	Carry forward as a potential building-permit, inspection, construction, or operational condition; no PUD plan revision is required now unless incorporated into the approval.
Coal City Building Department	BD	Tentative Condition of Approval	Additional Notes	Sitewide	Aligned Data Center PUD Review	Wind blown debris and garbage entering neighboring properties will result in fines.	Carry forward as a potential building-permit, inspection, construction, or operational condition; no PUD plan revision is required now unless incorporated into the approval.
Ed Boik	EB	Tentative Condition of Approval	Traffic Improvement Phasing	Offsite road network and Lot 2	Tentative Conditions, Item 1	Roadway improvements should occur in Phase 1 before vertical construction begins on Lot 2.	Carry forward a condition requiring the identified roadway improvements during Phase 1 and before vertical construction on Lot 2, subject to coordination with the responsible roadway authorities.
Alec Macdonald	S	Tentative Condition of Approval	Sanitary – pH Monitoring and POTW Pre-Coordination	Overall Campus	ProChemTech Memo; Fill & Flush Narrative	The ProChemTech memo notes that pH adjustment of the spent PCT6009 cleaning solution 'may be needed' prior to discharge, recommending citric acid or dilute sulfuric acid. Coal City Ordinances 51–54 restrict discharge to pH 5.0–9.0. No pH monitoring protocol, on-site neutralization equipment, or contingency plan for out-of-range pH is included in the submittal. Additionally, no written coordination with the Coal City POTW Director confirming capacity and acceptance of commissioning discharges is provided.	As a condition of approval, prior to commissioning any building: (1) provide a written pH monitoring and adjustment protocol for all sanitary discharges, including on-site equipment for real-time measurement and neutralization if needed; (2) obtain and submit a written pre-coordination letter from the Coal City POTW Director confirming capacity and acceptance of the commissioning discharge schedule; and (3) confirm with IEPA whether a permit modification is required if cumulative commissioning discharge from multiple buildings could exceed 30,000 GPD.
Alec Macdonald	S	Tentative Condition of Approval	Noise – Generator Testing Schedule	Overall Campus	Environmental Noise Study	The noise study acknowledges 'approximately 420 emergency generators' across the full campus. The generator testing scenario models only the generator closest to the nearest receptor per building as worst-case for a single building. No campus-wide testing schedule is proposed. If generators are tested simultaneously across multiple buildings, cumulative noise impacts at Class A receivers could exceed modeled single-building results.	As a condition of approval, the applicant shall provide a Generator Testing Operations Plan specifying: (1) the maximum number of generators that may be tested simultaneously campus-wide; (2) permitted testing hours (daytime only, 7 AM–10 PM); (3) advance notice to Grundy County and Village of Coal City prior to planned full-campus load testing; and (4) a protocol for noise complaints received during testing events.

Alec Macdonald	S	Tentative Condition of Approval	BESS – Grundy County Board Moratorium on Battery Storage (July 2025)	Overall Campus – All Buildings	ESS Code Compliance Report; Grundy County Board Resolution July 8, 2025	The Grundy County Board adopted a resolution on July 8, 2025, barring consideration of special-use permits containing battery storage components pending further County Board review. The resolution was adopted following fire department concerns, citing a January 29, 2021, battery storage fire in the county that burned for two weeks, required Illinois EPA involvement, and generated substantial costs. The proposed PUD includes Samsung Gen-3 136S lithium-ion BESS cabinets (10 per UPS skid) integrated into UPS systems in each data center building. The aggregate BESS installation per fire area exceeds the 600 kWh IFC/NFPA 855 threshold, which is why the Hazard Mitigation Analysis was required.	Prior to any PUD approval by Grundy County: (1) the applicant must formally address the July 2025 County Board moratorium resolution and provide written evidence either that the moratorium does not apply or that the County Board has reviewed and modified its position; (2) the applicant shall meet with Grundy County Board members and local fire chiefs to present the BESS safety design and demonstrate that the hazards motivating the moratorium have been adequately mitigated; and (3) a site-specific Emergency Response Plan for BESS thermal runaway events, developed in coordination with the Coal City Fire Protection District and Grundy County Emergency Management, must be submitted and accepted prior to approval.
Alec Macdonald	S	Tentative Condition of Approval	Traffic – Grundy County Highway Access Permit Required for Reed Road	Site Access – Reed Road	Offsite Roadway Plans; Grundy County Highway Ordinance 2013-014	The Offsite Roadway Plans propose improvements to E. Reed Road including a westbound left turn lane, an eastbound right turn lane, 215-foot storage lanes, 220-foot tapers, and a 600-foot entrance taper – all on what is a Grundy County highway. Per Grundy County Highway Access Regulation Ordinance (Ord. 2013-014, Sec. 5-4B-7), any access to a county highway requires a formal access permit from the Grundy County Highway Department. No access permit application or coordination letter from the Grundy County Highway Engineer is included in this submittal. Under Ord. 2013-014, all costs of access construction, pavement widening, turning lanes, drainage, engineering plans, and materials testing are to be borne by the developer.	As a condition of approval: (1) the applicant must submit a formal access permit application to the Grundy County Highway Department prior to PUD approval; (2) the applicant must confirm in writing that all costs of Reed Road improvements – including turn lane construction, pavement widening, drainage, engineering, and inspection – will be borne entirely by the developer; (3) the final roadway improvement design must be approved by the Grundy County Highway Engineer prior to construction permit issuance.