

September 18, 2026 (9:00 am – 1:30pm) PUD Review Committee Ad Hoc subcommittee
Meeting summary

Present: Joe Giannini of Aligned, Colton Brown of Aligned, Christian Jones of Kimley-Horn and members of the PUD Review subcommittee - Walt Mahaffay, Ed Boik, Ryan Hansen, & Matt Fritz

Subject

JG - Gen Question How should we find a way to answer the public comment questions asked throughout the meeting?

MF Please provide a separate document from the responses being provided to the consolidated review sheet responding to resident concerns; these responses may site questions from the consolidated sheet rather than needing to answer the same question again. I will have the public comment testimony forwarded so any questions can be answered from the PUD Meetings.

Aligned - Revisions

The Aligned team provided an overview of submission amendments they wished to make due to the questions/comments of the PUD Review process. In order to create superior design to the PUD land use request, additional adjacent residential property was included within the project, buildings were oriented in one direction, mechanical yards were moved to rear and interior side yards and away from any front or corner side yards, and only buildings located within the interior maintained the flexibility of being a 2-story data haul while all buildings along Carbon Hill Rd. & Reed Rd. shall be 1-story structure meeting the maximum height of Coal City industrial regulations.

Minimal response was provided to these changes, but additional details were provided. The new design is to push noise mitigation via building orientation and layout (all buildings separate rather than keeping the shared wall design) and less dependent upon high screen walls. In order to provide maximum 1-story design, 11 total buildings with an increase of anticipated square footage resulted: the new outlay provides 3.7 million square feet of space rather than 3.1 million square feet of built out building space. Accommodating this improved design is a necessary 4:1 ratio berm along the east side of Carbon Hill Rd. Despite the berms exceeding the recommended height ratio, increased landscaping has been provided to create better visual impact and long-term variation to the elevations of the buildings with nature scape exceeding the total required amount of vegetation. Lastly, specific sizing and design is to be communicated by additional graphic that establishes the total 1-story square footage that can be constructed on the property establishing a required setback from Carbon Hill Road and Reed Road. Then, a different shaded area will be provided for the 2-story portion of the construction design.

Specific questions regarding the overall layout revision-

Should the detention area be highlighted in blue or other color in revision? Response was that other color than blue would be beneficial so the detention areas do not appear to be planned to retain water, but detaining water following storm events, etc.

Is the position of truck docks next to the administrative fronts problematic for the design? No, not as long as they are screened in a manner that meets or exceeds the CC Industrial Design Guidelines.

The Aligned team then asked for clarification on a host of questions that were provided across the PUD Review comments. The base review comments came from the consolidated list of 8/28/26 (<https://coalcity-il.gov/wp-content/uploads/2026/08/PUD-Review-First-Round-Comments-revised-8-28-26.pdf>)

Subject

Page 1, from TH & WM: Reduction of the 8' berm height needs justification

JG Response to detail the height along the perimeter, but will continue to be less than 8' and carry increased vegetation to attempt to provide better design.

Page 1, from RH: 8" water line to be utilized throughout site vs. offsite 12" water main extension requirement

CJ The offsite improvements will exceed the village standard, but all interior water hydrants will be 8" within the development. Is there anything else necessary for that much private water main?

RH It is necessary to have real-time information for water flow so the loop can be monitored and I-hydrant utilization aside from metering at each facility would be helpful for both water loss and ensuring proper water pressure.

Page 2, from RH: Due to Carbon Hill Rd. culvert upsizing, downstream impacts must be modeled with flow caused by new upstream improvements.

RH Answer is not expected to be provided, but acknowledgement that petitioner shall follow Will County Stormwater provisions and will model accordingly prior to installation of planned improvements. That model and its calculation will be provided prior to construction.

Page 2, from RH: Onsite detention calculations need to meet proper standards.

RH Much like previous answer – looking for acknowledgement and intent to meet the standard prior to construction.

Page 2, from RH: Drainage channel shall be surrounded by drainage authority easement.

RH Much like previous answer – looking for acknowledgement and intent to meet the standard prior to construction.

Page 2, from RH: Easement is necessary for the water main loop.

CJ All of the utilities interior to the site are private and no public utility maintenance is expected/ necessary.

Page 2, from RH: Lighting for mechanical yards should be included within photometric plan.

JG These yards are for emergency utilization only and are not planned to be operated and left on. What should be done in response? These are much like the ComEd Lot #1 security purpose.

EB Please follow CC Industrial design Guidelines as far as the fixtures so they are zero-cutoff, etc.

Page 3, from EB: Wall heights should vary and must achieve their acoustic purpose.

CJ In light of the new design this response is likely noted, but no longer necessary due to the new building layout.

Page 3, from EB: Long, uninterrupted elevations need to have some design to avoid the monotony of long monotonous horizontal profiles.

CB The new elevations from the new layout results in administrative fronts on all buildings facing Carbon Hill Road and no screen wall is planned along Reed Rd. due to the mechanical yard being placed onto the interior of the building located along Reed. In response Aligned will likely submit the north side of this long building.

Page 3, from EB: Long, uninterrupted security fencing causes same monotonous profile issue as prior comment.

CJ The security fencing will be behind the berm with the additional landscaping, which will likely result in not much fencing being seen from the roadside.

JG ComEd will not provide any latitude in its design due to the usage of Lot#1 required to meet a mandatory national security standard.

Page 3, from EB: Site plan appears to provide the required setbacks resulting in petitioner not requiring any deviation from the setback standards.

CJ Clarification of the requested deviations are being reviewed. Due to the setback from Reed Road under amended layout and other areas, this will be reviewed and may no longer be required anywhere within the development.

Page 3, from AM: LaSalle Appraisal report relies upon other Illinois projects that are not necessarily rural in nature like Coal City.

CB Difficult to find any comparables within Illinois for similar project and scale; the DeKalb project is underway, but has not matured to have market analysis information. Acquisition of easements/ROWs and adjacent residential property provide real life examples of the impact of this development is not lessening value, but increasing it from agricultural use.

Page 3, from AM: Concern expressed for the adjacent unincorporated properties to the planned development area.

CB Have spoken to all adjacent properties who must receive notice of the development aside from the farms on the south side. Acquisition occurred with some, communication with others. This has been ongoing conversation. They will ensure they contact adjacent owners to south side from sending required notice.

Page 4, from AM: The Hazard Mitigation Study must identify and meet the standards of the CCFD.

JG Acknowledges this as an operational limitation to the facility operational plan.

WM Ensure this is included within PUD conditions and reviewed by CCFD.

Page 4, from DW: Landscaped berming and security fencing may infringe upon Maine Drainage's capability to maintain the ditch along south side of Reed Rd.

JG Aligned plans on adding the maintenance of this roadside ditch to the areas to be continually maintained by their facility.

Page 4, from EB: Narrative implies that the standards by which development is approved will be the ones by which all future construction and mechanics to occur and be replaced.

JG Planning on modifying the narrative to amend language; it is understood that as construction or performance standards change or repair and replacement requirements change the data center shall continue to follow.

Page 5, from DO, MI, WM: Submittal does not include generator testing protocol/standards.

JG Planning upon submitting restrictions regarding the generator testing plans. Limitations to include only testing of one generator per building at a time except for annual requirement for ensuring building can run for extenuated period and emergency actions. Limitation for testing is all generators shall not operate in excess of 10 hours per year.

Page 5, from TH: Estimate of power to be utilized by Aligned versus amount still available to be utilized by community with Lot#1 improvements.

JG Confirming that additional capacity will be available to the community, but capacity does not break down into specific volume of available projects or improvements; will state the expected amount to be utilized by Aligned.

Page 5, from TH: Ditch along south of Reed should be closed drainage, instead of open swale.

CJ Amending the plan to construct in this manner will cause many additional changes regarding the planned drainage of the project.

MF There is an existing Grundy County KLOA Study that provides guidance for this section.

RH Since this is offsite improvement, there are other required items aside from the PUD, to include the Road Usage Agreement that will also carry forward whatever the petitioner's final design request would be.

Page 5, from TH: Decide on Option 1 in order to have 1-story buildings rather than 2-story structures.

JG This design feature has been altered due to new building layout design. All buildings fronting Carbon Hill Rd. be 1-story construction and only those buildings in the interior within the southeast portion of the park to contain any 2-story flexibility.

Page 5, from TH, RH: Required Reed Rd. cross-section planned improvements; is this plan adequate?

JG Planned response is to build out for construction according to the recommended improvement.

Page 5, RH: How shall the fire loop onsite be monitored for usage and/or leaks?

CJ Previous solution to include deployment of meters and some I-hydrants.

Page 6, from RH: How shall the offsite improvements be conveyed, i.e. easements or ROW to accommodate water/sewer extensions.

JG All owners have been in contact regarding the plan that has an easement that will be provided to the Village for the new utility extensions. However, timing is something that comes along with the construction process.

RH Timing should be noted if that is a condition and can be coordinated with future engineering review as the project moves forward.

Page 6, from MI: Could the mechanicals be moved to the interior of the buildings to be constructed?

JG They cannot be moved inside the buildings for operation, however, the new design has all chillers on the roof and the generators have been moved within the interior of the data center park and will not be within front or corner side yards.

Aligned – Fill & Flush Methodology

At this point, a general conversation regarding the fill & flush narrative was discussed. The Aligned petition shall include more details than what had been previously distributed. A more comprehensive narrative is planned that incorporates the 9/1 PUD Meeting conversation to discuss the total volume to be utilized within each building and the means by which it will likely be flushed 2-3 times during setup and shall only occur at a maximum allowable pressure to take no more than a maximum amount of water from the village utility on planned days in communication with the utility operators. This shall come across as additional operational restrictions that will limit impact.

Page 7, from MF: Schedule of the planned testing schedule for generators within the park?

JG The noise mitigation plan provides this, but it will be expressed by additional operation limitations. No more than one generator per building and must occur during business hours, with 2 exceptions – one time per year each

building must be tested to operate off-grid; this will result in multiple generators, but likely per block within the building and not all generators of the building. Regardless, testing to not exceed 10 hours per year. Second condition is emergency condition operation of the facilities. i.e. no power coming from ComEd distribution network.

Page 7, from MF: Is the Battery Management System (BMS) routinely monitored as part of data center operation?

JG This detail expected to be covered within responses to indicate this system is monitored 24/7 by full time staff.

Page 7, from MF: Is unlisted equipment something that is not allowed within installation of leased spaces as tenants tie into Aligned framework?

JG This is part of operational conditioning and covered in Aligned policies currently. This is to be re-iterated.

Page 7, from MF: UPS skids contain 2-hour fire protection – will this be adequate for Fire Safety standard?

JG Specifications to be submitted with permit requirements when CCFD to provide review of the data center improvement to occur with each building on the campus.

Page 7, from BD: Village permit standards provide particulate standards for discharge velocity, height, etc.

JG This data center to follow IEPA, Tier 4 standards, which are more specific and limited than the village performance standards.

Page 8, from BD: Submittal does not provide for toxic materials regarding emissions and or additives within cooling system, etc.

JG There are none – the cooling system was detailed and answered at 9/1 PUD Meeting to not include any coolant chemicals. The generators utilize diesel, but this is regulated by the IEPA standards for which a permit will be attained.

Page 8, from EB: Parking lot capacity is less than CC industrial Design Guidelines.

CJ There will be discussion of what the design specifications are for what is planned within the park and explanation that lesser parking allows for greater retention of permeable area on the campus.

Page 9, from DW: Stormwater basin calculations do not include total after buildout scenario calculations.

CJ Understood – intent of the petitioner is to meet the required standards and provide the necessary calculations prior to beginning earth movement for the buildings to be constructed.

Page 9, from TH, MF: FERC decision does not include TSA or Schedule B.

CB Planning to work upon providing the details of the power allocated for this park along with the planned load schedule since the agreement is something that FERC under federal regulations is not to be shared or will be all blacked out.

Page 9, from TH: Provide some additional conversation on the safeguards provided by FERC for the consumer regarding utility rates despite this ComEd substation construction.

CB Planning on having ComEd assist with providing some additional discussion for this item in addition to explanation provided at PUD Meeting.

Page 10, from MI: As technological solutions become available, will they be employed during future building construction?

JG Difficult to answer, but can confirm that future advances will be incorporated. If standards should become stricter, Aligned will follow as equipment is replaced as well.

EB Reiterating that as standards increase there is no expectation that the park is expected to continually meet standards rather than being grandfathered would assist to answer this.

Page 12, from AM: The Mangum Report is not an independent study of economic impacts.

CB A new report has been commissioned resulting from additional square footage with the additionally acquired residential properties to be included within the park. Have paid Village for Sikich review of the economics and will rely upon that response for the independence of the information. As far as other entities – this process is including them, but aside from the road use agreements, etc., they will highlight Aligned’s policy of bringing public safety

into the process so they are aware of this development's impact on their operations.

Page 12, from DW: Concerns about the open ditch plan for stormwater along south side of Reed Rd.

CJ Have reviewed the approach for the design, but will review the total capacity analysis and Aligned is planning upon maintenance of the ditch as part of the maintenance and care of the property.

RH If the plan is to maintain, please state intention and confirm with Maine Drainage that there may be easement over this improvement but assurance they no longer must maintain.

Page 12, from AM: Unclear between narrative and Mangum report on total expected employment from this campus.

JG Planning on providing a better breakdown of permanent fulltime employment for Aligned campus versus construction purpose jobs and expected lease-related contractors to work within facility.

Page 13, from TH: The compliance with sound standards do not indicate the manner by which this will be monitored after the park begins operation.

CB Aligned planning to add constant monitoring as discussed during meeting by the sound expert with constant monitoring at edge of property.

Page 13, from EB: Timing of the offsite road improvements relative to construction.

EB Expect some additional comments from the traffic analysis review that is nearly complete by HR Green.

JG Updated logistics planning is part of the planned increased communications to be included within the updated description for the park.

Page 14, from AM: Grundy County adopted a moratorium against BESS and there is enough batteries within the backup power supply system across the campus to meet this limitation.

JG Aligned shall utilize best management practices for the backup power supply systems and batteries to be utilized for immediate utilization within each building; they are not an integrated electrical supply storage system. Each building and each generator unit is separate, which do not feed back to the electrical grid.

MF The statement is informational and provides an opportunity to draw this distinction from the County's current limitations. Additionally, this construction to occur within incorporated village area in which the moratorium does not apply.

Aligned – Process from this point forward?

The additional annexation areas and building layout is in response to mitigating noise impacts for the past design of the mechanical yards within the park that attempted to place mechanical as far away from adjacent residential properties. An update to the noise mitigation report has been commissioned as well as the update to the Mangum Report. The updated building layout is being prepared for the PUD Review Committee's next meeting.

EB Need to complete the full response to all questions posed by the Review Committee inclusive of not just the 8-28 version, but include the recent comments that had been received from PUD Committee members of this week. Presentation of the new layout and these answers will likely be the basis for the next meeting.

Aligned's planning group shall work as quickly as possible to get necessary materials for the PUD Review Committee to continue moving forward. In addition, to the PUD effort, Aligned is working to meet any additional governmental requirements, i.e. facility utilization requirements to include Grundy County, Maine & Braceville Townships roads, and Maine Drainage conveyance system, etc.

MF The petitioner (and Aligned) had already agreed upon setting formal public hearings following the PUD Review process; the addition of two additional properties within the campus can be considered at the same time as the initial annexation property for which a formal hearing date had not yet been set. Due to the expectation of the data center park requiring a PUD and conditional use, the existing necessary annexation was planned to be heard simultaneously for its like map amendment upon annexation. The two additional properties can be added at the same time as well.