September 18, 2026

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

Dear Mr. Fritz,

Kimley-Horn, on behalf of Aligned Data Centers ("Aligned"), is submitting an application for Annexation and Map Amendment (Rezone) to annex parcels 09-15-100-004, 09-15-100-006, and 09-15-100-008 ("Site") into the Village of Coal City ("Village"), located on the east side of S Carbon Hill Road and south of East Reed Road, which is currently within the Township of Braceville, IL ("Township"). Parcels 09-15-100-004, 09-15-100-006, and 09-15-100-008 are currently owned by Aligned.

ANNEXATION AND MAP AMENDMENT (REZONE) REQUEST:

It is proposed to annex the following property into the Village of Coal City:

Parcel ID	Area	Existing Jurisdiction	Proposed Jurisdiction	Existing Zoning Designation	Proposed Zoning Designation
09-15-100-004	**3.01 acres**	**Braceville Township**	Village of Coal City	**Residential**	**Industrial (I-1)**
09-15-100-006	**2.86 acres**	**Braceville Township**	Village of Coal City	**Residential**	**Industrial (I-1)**
09-15-100-008	5.00 acres	**Braceville Township**	Village of Coal City	Agricultural	**Industrial (I-1)**

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

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

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

The Map Amendment (Rezone) is included to assign these properties an I-1 zoning classification, which is consistent with the surrounding parcels associated with the development.

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

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

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

Lastly, thiese annexed parcels will be a part of a larger proposed project and will provide a great benefit for the local community.

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

The proposed project will further public interests through the following:

- By extending public water and sewer mains to the southwest of the Village for the project and other future projects in the area.
- By Improving conditions of existing public roadways and regional drainage infrastructure
- Providing a new Public Utility Substation which can be used to expand available power for future projects in the area.
- Promoting further expansion of development southwest from the Village municipal boundary.
- Expand and diversify the Village's long-term commercial and industrial tax base, reducing reliance on residential tax revenue sources, and promote economic resiliency.
- Generate substantial long-term property tax and utility revenue that can support future public infrastructure improvements, municipal services, schools, and community investment.
- Provide additional good-paying employment opportunities through construction and site operation.
- Support the continued modernization of regional digital infrastructure and reinforce the Village's position as a location for future technology and industrial investment.

COMPREHENSIVE PLAN AND ZONING ANALYSIS:

The Future Land Use Map within the Comprehensive Plan designates the project area as 'Agricultural'; however, the Comprehensive Plan concedes that the agricultural land use category is used to "Identify areas that are presently vacant, undeveloped, sparsely developed, or primarily used for farm related activities. Nearly all the village's potential large development sites are agricultural." (Comp. Plan 4-1).

Although the Future Land Use Map designates the project area as agricultural, the existing project area is zoned as Light Industrial (I-1). This industrial zoning already reflects the Village's legislative intent to encourage uses consistent with the I-1 zoning designation, not the long-term continuation of agricultural uses. In addition, the Comprehensive Plan states that "as Coal City Looks to grow, there are several locations prime for industrial development including the newly created Coal City Inland Logistics Park," which this project would be located to the west of. Therefore, this development would be honoring the intent of the industrial land use designation by utilizing strategies found in the Comprehensive Plan.

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

CONCLUDING REMARKS:

We respectfully request that the Annexation and Map Amendment (Rezone) application be presented at the next available Planning Commission meeting for consideration.

If you have any questions or concerns, please contact me at (303) 228-2300.

Sincerely,

Christian Jones, P.E.
Project Manager

ATTACHMENTS

1. Annexation and Rezone Applications
2. Coal City Comprehensive Plan Excerpt
3. Coal City Zoning Map
4. Project Annexation Exhibits