

Comment #	Date Received	Reviewer (name)	Action	Document / Sheet or Page	What you observed in the submittal	What the applicant must do	Broad Topic	Responses
1	8/26/2026	Darrell Olson	Comment – Revision	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.	Water	Please see "Safety Data Sheet PCT 6009" contained in PUD Application documents. Fill and Flush procedures have been updated to provide estimates on quantity used.
2	8/26/2026	Terry Halliday	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)	Sound	Aligned has committed to removing the sound deviation request within the PUD. The proposed development is being held to Illinois Pollution Control Board Standards that are more restrictive on sound emissions than Coal City Ordinance. After performing Emergency Scenario Sound Modeling for the site it has been confirmed that the development will be able to meet Coal City Ordinance for sound emissions in all scenarios.
3	8/26/2026	Terry Halliday, Walt Mahaffay	Comment – Revision	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.	Site Layout	The plans and narrative have been revised to deliver a minimum 6' height berm. To provide a superior product and additional screening from the neighboring rights-of-way, an increased setback was introduced as well as enhanced landscaping along the frontage of the berm. The combination of larger setback and trees of varying types, as well as lower shrubs, will provide aesthetic variety along the roadway frontage and soften the viewshed of the campus.
4	8/26/2026	Terry Halliday	Comment – Revision	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.	Site Layout	The revised site plan removes the placement of mechanical yard toward Reed Road, provides increased front yard setback of the northernmost building from Reed Road, enhances the architecture of building facades facing road frontage, and provides enhanced front yard landscaping.
5	8/26/2026	Terry Halliday	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.	Water	Average Day Demand represents the anticipated typical daily water demand and includes both domestic and mechanical demands. The estimated average day demand is conservatively anticipated to be approximately 19,000 gpd for the 11-building site. The Maximum Day Demand provided represents the anticipated peak daily water demand and is calculated using separate methodologies for domestic and mechanical demands. The domestic maximum-day demand is based on a peaking factor of 4 applied to the average-day domestic demand, consistent with Illinois Environmental Protection Agency (IEPA) 35 Ill. Adm. Code 370, Appendix D, Figure No. 1. Mechanical maximum-day demand is based on client-provided demand data from a comparable data center site. See updated PUD utility memo for further information related to this response.
6	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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).	Engineering	Final Engineering plans will provide the required 5.0' manholes at a maximum spacing of 400'. Further detailed review by municipal engeering is understood to be required after PUD approval.
7	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	Existing water main alignment has been updated to match survey/as-builts. 10' horizontal separation will be provided from the water main to all sewer lines and appurtenances
8	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Offsite Improvement Plan	Provide approximate lot lines on all sheets.	Revise plans to depict lot lines.	Engineering	Lot lines are provided in revised plans
9	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	The existing easement lines have been updated incorporating the surveyed area.
10	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Offsite Improvement Plan	A valve vault should be proposed at the tee connection.	Provide valve vault at tee connection.	Engineering	A butterfly valve inside a vault will be provided at the tee connections. Further detailed review will also be provided and understood to be required during the Engineering review process after PUD approval.
11	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	The site will have two points of connection with master meters and an agreement will be prepared between Aligned and the Village that the onsite water main will be private. Further detailed review will also be provided and understood to be required during the Engineering review process after PUD approval.
12	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	Appurtenances will be provided as requested. Further detailed review will also be provided and understood to be required during the Engineering review process after PUD approval.
13	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	Appurtenances will be provided as requested. Further detailed review will also be provided and understood to be required during the Engineering review process after PUD approval.

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14	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	Annotations on the BFE map have been revised
15	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Hydro Report	The proposed Maine Township proposed condition model should model each proposed entrance culvert and the proposed culverts under Reed and Carbon Hill Road.	Revise model as specified.	Drainage	All proposed access drive culverts as well as the culverts under Reed and Carbon Hill are included in the proposed HEC-RAS analysis
16	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Drainage	FEMA and IDNR utilize backwater models and steady flow data and do not account for flow attenuation due to culvert sizes to limit significant impacts to models if culverts are ever removed or replaced. A separate model is being developed to assess downstream impacts due to the increase in proposed culvert conveyance. There will be no changes to the regualtory floodplain downstream of the site as a result of the proposed development.
17	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Drainage	Section T203.7 of the Will County Stormwater Technical Guidance Manual notes that detention analysis must consider backwater conditions in the receiving stream up to the 10-year storm. Both free outfall conditions as well as 100yr tailwater conditions have been included in the analysis. For the north ditch, a stage hydrograph from an unsteady HEC-RAS model that utilizes the effective hydrology was utilized. The effective hydrology is the 18-hour storm event, so that storm event was utilized for the stage hydrograph that controls the tailwater. For the south ditch, the 100-year BFE was converted into a 24-hour stage hydrograph to utilize as the tailwater condition. This is a conservative approach, as the storm duration matches the storm duration in the detention analysis so the peaks align.
18	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Drainage	All depressional storage that is not free draining (below the gravity drains/culverts) is compensated for within the stormwater management basins. The calculation for the storage below the basin is included in the compensatory storage appendix
19	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Drainage	The necessary 1-foot of freeboard from the 100-year HWL (100yr tailwater condition) to the top of pond is provided
20	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Final Plat	Certificates should be the same as ones found in Section 155-26(C) of the Village Ordinance.	Revise Plat.	Engineering	Certificates have been updated to match Village Ordiance Certificates listed in Section 155-26©
21	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Final Plat	The Floodplain/Maine Drainage District ditch should be in an easement (Section 155-43(B).	Revise Plat.	Engineering	No description of how wide the easement is and where the easement distance is to from (top of bank or centerline of drainage ditch)based on section 155-43(B) from the city ordinances. The proposed relocated ditch is designed and platted to be within the public right-of-way
22	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Final Plat	The Certificate to Special Assessments refers to Carbon-Reed Subdivision, not Project Heartland.	Revise Plat.	Engineering	Certificate to Special Assessments has been updated
23	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Final Plat	Provide an easement for the water main loop.	Revise Plat.	Engineering	Watermain is private and only requires easement on the Northern side of project to incompass the meter. A 10' width easement will be provided around the meter and mainline from the meter to the right-of-way.
24	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Annexation Plat	The legend refers to West Dundee and Elgin.	Revise Plat.	Engineering	Legend has been updated
25	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	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.	Engineering	Aligned's typical operations do not require all employees to be onsite at the same time. The parking provided within the campus exceeds our typical operation parking needs.
26	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Preliminary Utility Plan	Road names should be labeled on the Preliminary Utility Plan.	Revise Preliminary Utility Plan accordingly.	Engineering	Road names have been added.
27	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Landscape Plan	A seeding specification should be provided for the Maine Drainage District ditch.	Revise Landscape Plan accordingly.	Landscape	The Maine Drainage Ditch will be seeded with IDOT Class 4 Seed Mix to remain consistent with the ROW and ComEd lot.
28	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Landscape Plan	Road names should be labeled on the Landscape Plan.	Revise Landscape Plan accordingly.	Landscape	Landscape plans have been updated accordingly.
29	8/26/2026	Ryan Hansen (Chamlin)	Comment – Revision	Photometric Plan	Any lighting for the mechanical yards should be incorporated into the photometric plan.	Revise Photometric Plan accordingly.	Engineering	Photometric plans have been updated.
30	8/26/2026	Walt Mahaffay	Comment – Revision	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.	Site Layout	The site plan has been revised to 11 seperated buildings with mechancial yards in between. With this design we are able to provide increased setbacks and enhanced view corridors. All previous committments to acheiving state and exceeding Coal City sound standards remain consistent with the new site layout design.
31	8/26/2026	Matt Fritz	Comment – Revision	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.	Site Layout	The revised site layout reflects submitted building concepts and elevations. Aligned has requested some flexibility within the site for a taller building height option; the taller building option - if utilized - will be restricted to the south-east quadrant of the site, furthest away from public facing roadways and most visually screen area of the site. A building option 2 was provided for awarenes on what a taller building product looks like in the future, if utilized. A Developable Area Exhibit is provided as part of this resubmittal outlining the areas of 1- and 2-story developable areas.

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32	8/26/2026	Matt Fritz	Comment – Revision	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.	Landscape	The 'X' hatch pattern represents the turf sod surrounding the building. This turf sod is to be designated for regular mowing and maintenance.
33	8/26/2026	Matt Fritz, Ed Boik	Comment – Revision	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.	Architectural	Exterior building and screening design has been revised. Chillers have been relocated to the roof, and will be fully enclosed with roof screening. Mechanical yards have been eliminated and/or relocated to provide better screening elements. The Reed Road setback has been increased and building height has been limited.
34	8/26/2026	Matt Fritz	Comment – Revision	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.	Phasing	The Construction Logistics & Phasing Plan is updated and provided with our PUD resubmission to reflect the latest site plan design.
35	8/26/2026	Ed Boik	Comment – Revision	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.	Legal	Acknowledged. Thank you.
36	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	The proposed deviations are separated into requests in Lot 1 and Lot 2 sections within the narrative. Aligned will be providing a deviation / enhancement table for Lot 2. ComEd Lot 1 deviations are listed in PUD narrative; ComEd is not proposing design enhancements for Lot 1 for reasons explained in the PUD narrative and in these responses to comments. ComEd offers the key corresponding benefit for any deviations (to the extent needed at all given regulatory limitations): Reliable and resilient substation operations for the community with minimal external impacts. Implementation of “superior design amenities” at this Substation owned and operated by a public utility are not feasible due to regulatory, safety and security concerns.
37	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	Please see revised narratives submitted herewith.
38	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	The proposed PUD plan exceeds typical Coal City I-1 Open Space requirements. Detention basins will be dry basins and will include native plantings; by Coal City code up to 75% of land area in dry detention basin would be considered open space.
39	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	Narrative has been updated to detail the superior design elements that will exceed the basic zoning code and Industrial Design Guidelines
40	8/26/2026	Ed Boik	Comment – Revision	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.	Architectural	Narrative has been updated to detail the superior design elements that will exceed the basic zoning code and Industrial Design Guidelines. Architectural design has increased inclusion of features mentioned in this comment.
41	8/26/2026	Ed Boik	Comment – Revision	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.	Engineering	Typical Cross-sections have been provided as part of this resubmittal
42	8/26/2026	Ed Boik	Comment – Revision	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.	Landscape	The site plan has been updated to remove non-compliant naturalized seed mixes in designated managed zones. In full compliance with Village Code Section 96-21, these areas will now be established with a turf seed blend maintained to a height not to exceed 8 inches. All proposed turf seed will be actively managed, mowed, and maintained to ensure a uniform appearance and prevent unmanaged or volunteer growth.

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43	8/26/2026	Ed Boik	Comment – Revision	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.	ComEd	The Lot 2 revised layout consists of increased setbacks, providing a naturalized buffer from the roadway that will consist of enhanced landscaping and an architectural fence. Additionally, the mechanical yard has been moved to face the interior of the site. Aligned will be responsible for the maintenance of enhanced Lot 2 landscaping buffers. ComEd security and operational requirements restrict ability to further enhance fencing, landscaping, or architectural elements. More specifically: (1) ComEd has carefully selected the fence type proposed given its regulatory obligations, the substantial setback of the Substation from the nearest roadway (just over 300 feet) and the nature of the Substation on Lot 1 and its interconnection to the bulk power system. (2) The installation of landscaping, including berms, in front of the Substation presents security concerns in that such plantings curtail visibility of the front of the Substation from the street, undercutting ComEd’s “eyes from the street” public safety and security objectives. (3) The Substation is set back over 300 feet from the nearest street with substantial planted area within the 300-foot area given the “green” areas within and surrounding the detention basin facing Reed Road.
44	8/26/2026	Ed Boik	Comment – Revision	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.	Architectural	Please see enhanced building designs submitted herewith reflecting PUD comments and embodying superior deign principles, including addition of articulation on the building façade, material/color changes, and elimination of long continuous screen walls facing public rights of way.
45	8/26/2026	Ed Boik	Comment – Revision	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.	Architectural	Large monothlic mechanical screen walls have been eliminated. Building designs have been updated to reflect PUD comments and to embody superior design elements.
46	8/26/2026	Ed Boik	Comment – Revision	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.	Architectural	The Lot 2 perimeter security fence will be largely unseen from the public right-of-way as it will be located interior to the site behind the 6’+ berm and enhanced perimeter landscaping as shown within the submitted cross sections. Furthermore, the perimeter security fence of Lot 2 is an aesthetically appropriate fence given the light industrial nature of the development.
47	8/26/2026	Ed Boik	Comment – Revision	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.	Site Layout	The revised site plan has eliminated all front yard setback departures and instead features increased front setbacks above code requirement. Aligned is also restricting the building height setback deviation to the southeast corner of the development, furthest from all public facing roadways, limiting exposure of taller buildings to the public view.
48	8/26/2026	Ed Boik	Comment – Revision	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.	Site Layout	Side and rear setback have been revised to eliminate setback deviations for Lot 2. Lot 1 (ComEd switching station lot) must meet national and ComEd standards for visibility from the right-of-way for security purposes, but will not require deviations for front setbacks. Walls and fences have been revised to reflect increased setbacks, buffering, and landscaping.
49	8/26/2026	Ed Boik	Comment – Revision	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.	Site Layout	The site data table in the site plan has been updated to reflect the information given the new design. Additionally, a site development exhibit has been provided as part of this submission outlining areas of single and two-story building.
50	8/28/2026	Alec Macdonald	Comment – Revision	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.	Phasing	The off-site improvements will be constructed in advance of any data center occupancy. Please note that the depth of the sewer varies from 12’ to 30’. The shallower depth being located near the site and depth will increase as the alignment goes further east. Extra care will be provided to limit any disturbance of Grundy County Roads and to minimize traffic impacts; any traffic impacts will be coordinated with Grundy County and the Village of Coal City.
51	8/28/2026	Alec Macdonald	Comment – Revision	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.	Zoning	While proprietary, the ZHVI data provides unbiased directional detail. We are aware of no precedent USPAP-compliant study at the county-wide level. On an individual adjacent parcel level, industrial property is substantially more valuable than agricultural property, and adjacent agricultural parcels are expected to significantly increase in value with any future industrial development in the area.

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52	8/28/2026	Alec Macdonald	Comment – Revision	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 RBPB Farms parcels as identified in Doc 12).	Zoning	An analysis including DeKalb, where a data center campus was recently constructed and is providing material benefits for the community (see: https://www.wglt.org/local-news/2026-08-04/dekalb-and-aurora-are-flush-with-data-center-cash-they-differ-in-how-to-spend-it) is included in the revised property value impact analysis. As to adjacent property values, actual sale price of Shelly, and pending contractual sale prices of Kurdenok and Cora are substantially above current market values.
53	8/28/2026	Alec Macdonald	Comment – Revision	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.	Sound	1) Sound monitors installed at the property measure sound levels but do not identify sources. It was speculated that this was noise from a train. 2) The collected data set at 9:00 AM was thrown out. 3) Standard outdoor acoustic modeling protocols operate under conservative baseline assumptions - absence of leaf foliage, hard compacted ground reflection, and wind in direction toward all sensitive receptors. 4) see above
54	8/28/2026	Alec Macdonald	Comment – Revision	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.	Sound	1) The listed silencer product and performance specifications are one option for sound mitigation. Each building will be modeled and final products will be selected during design and procurement. Any adaptations to mitigation equipment will be modeled during final building design. 2) Nighttime noise levels were listed and compared to IPCB requirements in environmental noise study. 3) Aligned has agreed to installation of permanent long term monitoring stations as part of the development of the project.
55	8/28/2026	Alec Macdonald	Comment – Revision	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.	Building Operations	Acknowledged. ADC has developed an Operational Handbook covering company protocols for various Emergency Preparedness and Response Scenarios. ADC will coordinate with Coal City Fire Protection District as part of the final building design to develop site specific Operational Handbook material as needed.
56	8/28/2026	Don Wauthier	Comment – Revision	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.	Site Layout	The proposed ditch section is within the right-of-way; given the need and requirement of the berm and the traversable 4:1 side slope of the berm; the applicant is proposing that the berm remains as designed abutting the drainage ditch. Additionally, Aligned will look to provide maintenance easement and access to Maine Township on Lot 2 during final design and permitting with Maine Township Drainage. Overall the ditch will be widened and provided with a more gradual slope improving its maintainability.
57	8/26/2026	Matt Fritz	Comment – Revision	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.	Zoning	Narrative has been updated as requested
58	8/26/2026	Matt Fritz	Comment – Revision	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.	Engineering	The Village of Coal City Zoning Map 2026 on their website has the parcel to the South, East and North side of the land to be annexed is zoned to I1: Industrial that we are currently showing on our Plat of Annexation.
59	8/26/2026	Matt Fritz	Comment – Revision	Traffic Impact Analysis	Corrections within the Existing Conditions description (page 6), please amend:	Correct the cited document or plan.	Traffic	Corrections have been made to the Existing Conditions section of the report.
60	8/26/2026	Matt Fritz	Comment – Revision	Preliminary Hydrology Analysis	p.4 -the location is currently described 280 acre site needs correction	Correct the cited document or plan.	Drainage	The narrative text has been revised. The approximate 280 acres removed the ComEd parcel (Lot 1) from the measurement

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61	8/26/2026	Matt Fritz	Comment – Revision	Preliminary Hydrology Analysis	b.) Table 7 likely needs correction – basin 3 is equalized with basin 4?	Correct the cited document or plan.	Drainage	Text has been revised. Equalizer pipes are assumed to be properly sized to prevent restriction of flow between the ponds. During more detailed final engineering design the equalizers will be sized with a software that has SWMM computation capabilities to assess the direction of flow between ponds.
62	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	Narrative has been updated as requested
63	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	Documents have been updated as requested
64	8/26/2026	Ed Boik	Comment – Revision	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.	Zoning	This comment is acknowledged. The intent of the PUD is to establish site development standards. The project would still be subject to future changes to technical or building regulatory requirements.
65	8/28/2026	Alec Macdonald	Correction	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.	Sound	The previously submitted Environmental Noise Study modeled the proposed nine (9) data center buildings and electrical equipment to IPCB requirements. The Environmental Noise Study will be updated to reflect revised site development plans.
66	8/28/2026	Alec Macdonald	Correction	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.	Zoning	Acknowledged. The previous studies included the correct total square footage of building space and , as depicted in the development plans. Although calculations were correct, we are in agreement that some clarification was needed within the referenced studies. All reports and figures have been revised to reflect the current site development plan building numbering.
67	8/26/2026	Darrell Olson, Mike Imhof, Walt Mahaffay	Information Request	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.	Operations	Generators are typically tested for 15 minutes per month. The starts for testing units are staggered and will occur during business days and business hours. No more than 2 Generators per building would run at one time during testing. Applicant will ensure all Village sound limits are adhered to, including consideration for regular equipment testing.
68	8/26/2026	Darrell Olson	Information Request	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.	Engineering	The 16" water main will not be looped to another water main in Carbon Hill Road. Watermain will be looped internally within the development. Analysis of municipal water pressures was provided within the PUD submittal to document proper domestic and fire flow capacities with current watermain configuration.
69	8/26/2026	Darrell Olson	Information Request	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.	Water	The closed loop system will be Deionized water not glycol. At final setup a treatment of corrosion inhibitor and non-oxidizing biocide is added to protect operation and longevity of the closed loop system; application information and application amounts are provided within the PUD submission. Closed loop systems operate with little to no water losses (typical expectation for water loss is less than 100 gallons per year). Closed Loop Water disposal procedure would be containment via tote, removal, and disposal in adherence to all laws and regulations.
70	8/26/2026	Darrell Olson, Terry Halliday, Matt Fritz, Ed Boik	Information Request	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.	Water	Please see updated flush and fill procedure documentation included within this resubmission.

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71	8/26/2026	Chris Spencer, Terry Halliday, Mike Imhof, Walt Mahaffay	Information Request	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.	Water	Please see updated flush and fill procedure documentation included within this resubmission. Aligned has included information for village utility-operator awareness and review. Additional coordination is expected prior to any sanitary discharge to municipal infrastructure during the fill and flush operations. Aligned has the ability to dispose of water from fill and flush operations offsite if deemed necessary by municipal utility operator.
72	8/26/2026	Chris Spencer, Mike Imhof, Matt Fritz	Information Request	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.	Site Layout	Aligned develops & operates several building products in our portfolio. Our customer's operational & technical needs are diverse, which require our product to accommodate these diverse technical requirements, and in some cases necessitate a multistory approach. Aligned has proposed self restrictions on building height within the PUD. Flexibility to provide two-story buildings has been limited to the south east corner of the development.
73	8/26/2026	Chris Spencer	Information Request	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?	Employment	Based on the revised site plan and increased building count, we are now projecting a total of 360 Aligned employees. The positions that make up the 360 Aligned employees will be a Site Director, Facility Managers, Maintenance Managers, Security Managers, Chief Engineers, LCFTs, LCFMsT, CFTs, MTs, SMEs/Trainers, and Security Officers.
74	8/26/2026	Terry Halliday	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	Engineering	Public utility extensions are depicted on offsite improvement documents included in the PUD submission. Additionally, a table detailing offsite utility extensions has been provided as part of the narrative
75	8/26/2026	Terry Halliday	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	Phasing	A revised construction phasing plan reflecting the updated site plan is included with our revised submission.
76	8/26/2026	Terry Halliday	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	Zoning	The proposed site plan contains 11 uniform 72 MW buildings. With power usage effectiveness the power capacity of the campus is approximately 1 GW. The total estimated power used by Aligned's campus will ultimately depend on customer utilization rates; we would typically estimate that to be 80% utilization. ComEd has indicated that their infrastructure would have the ability to serve other future commercial or residential developments. A study would need to be conducted to understand how much power is available to other users.
77	8/26/2026	Terry Halliday	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	Zoning	Aligned has no plans at this time to utilize interim power for this campus and has not prepared plans or documents to do so. If interim power was required Aligned would provide the design and supporting calculations to confirm adherence to all applicable standards prior to implementation.
78	8/26/2026	Terry Halliday	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	Zoning	Additional detail for screening has been provided in the revised narrative.
79	8/26/2026	Terry Halliday	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.	Engineering	The Reed Road expansion is being designed to standards and design outlined in the Broadway Road and Reed Road Corridor Study dated January 2011. The construction of a ditch will improve existing drainage conditions of Reed Road and will minimize impacts to existing wetlands. The appropriate right-of-way to accommodate the relocated ditch will be dedicated as part of the platting process and as outlined in the submittal documents.
80	8/26/2026	Terry Halliday	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	Drainage	In accordance with Will County stormwater ordinance, buildings will not be constructed within mapped floodplain. The onsite floodplain will be remapped to remove from the subject site. It is understood additional engineering review will be completed as part of future Village reviews and engineering approvals are required prior to construction.
81	8/26/2026	Terry Halliday	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.	Site Layout	The revised site plan reorients the northernmost building to have the mechanical yard face into the site. Architectural elements will be used along building facades facing the roadway frontages.
82	8/26/2026	Terry Halliday	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	Site Layout	Aligned develops & operates a wide portfolio of offerings, driven by our customer's diverse operational & technical needs. In some cases, these needs require a multistory solution. Aligned is dedicated to finding a balance between customer needs while ensuring alignment with the character of the surrounding areas. To this end, Aligned is proposing to self-restrict the building heights within the development. All buildings along roadway frontages will be a single story solution, with only the interior SE corner of the site having a 2-story optionality.

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83	8/26/2026	Terry Halliday, Ryan Hansen (Chamlin)	Information Request	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.	Traffic	The Reed Road expansion is being designed to standards outlined in the Broadway Road and Reed Road Corridor Study dated January, 2011 and as discussed with the Village. The appropriate right-of-way to accommodate the relocated ditch has been dedicated as part of the platting process and as outlined in the submittal documents.
84	8/26/2026	Terry Halliday	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.	Traffic	This has been implemented into the revised traffic impact analysis. The developer will coordinate with the Village and Grundy County for design and installation of a temporary signal at the intersection of Reed Rd. and Broadway in lieu of stop signs. This will provide a much safer and functional intersection from stop control.
85	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Engineering	A dedicated fire loop will not be provided. A singular trunk water main will be looped onsite to provide domestic and fire water services. Internal watermain loops will be provided around each individual building within the campus. Water for the campus will be metered at 2 separate entry points at the north-central and northwest corners of the site from the Village main.
86	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Engineering	Off-site utilities were routed based on previous coordination and direction with Chamlin. Easements will be dedicated encompassing the public water and sewer within private property. Once further development is initiated in the future, the Village may request right-of-way dedication to encompass the utilities within future public right-of-way. Please refer to the typical E Reed Rd Cross Section depicted on the Reed Road Roadway Improvements document for depiction of proposed public utilities and future ROW.
87	8/26/2026	Mike Imhof	Information Request	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.	Water	The reported average-day water demand of approximately 19,000 GPD and maximum-day water demand of approximately 72,500 GPD represent the total anticipated water demand for the overall PUD/project, not demand per individual building. The total average-day demand includes domestic and mechanical demands, while the maximum-day demand reflects the applicable peak domestic and mechanical demands. See Tables 1 and 2 in the updated PUD utility memo attached.
88	8/26/2026	Mike Imhof	Information Request	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.	Water	Drilled water wells are not proposed with this project
89	8/26/2026	Mike Imhof	Information Request	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.	Site Layout	This request is not technically feasible due to airflow requirements for proper equipment operation.
90	8/26/2026	Mike Imhof	Information Request	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.	Operations	The amount of diesel fuel used by generators is dependent on electrical blackout conditions. In a base case year with no electrical blackout generators are typically only run for 2 hours yearly. If an electrical blackout occurred the generators would be run until electrical power can be restored to the facility. Each belly tank holds approximately 4,000 gallons at full load a generator can burn 240 gallons an hour.
91	8/26/2026	Mike Imhof	Information Request	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.	Engineering	Projected lighting levels have been provided in photometric siteplan, and illustrate 0 footcandles at the property boundaries. All lights will be downcast and will feature shielding to reduce light visibility from offsite.
92	8/26/2026	Mike Imhof	Information Request	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.	Traffic	Final operations for the campus will feature a single secured entrance off E Reed Road. a secondary access point to Carbon Hill Road will be closed off and used for emergency ingress (Fire, Medical, etc.) only. Both entrances will have a knox box for EMS entry as needed.
93	8/26/2026	Mike Imhof	Information Request	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.	Operations	Emergency & Law Enforcement will have access to necessary key fobs via knox box at gated entry. At least 2 entry points will be provided to the site at all times (throughout construction and operation of the project) that will have knox box for EMS access.
94	8/26/2026	Mike Imhof	Information Request	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.	Operations	Site perimeter security fence is in compliance with industry standard physical security requirements, designed with features to prevent intrusion. The campus will also feature security personell at all times.
95	8/26/2026	Mike Imhof	Information Request	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.	Site Layout	Gravel roadways will not be used between buildings in the full buildout conditions. Roadways will be paved with asphalt. Gravel areas on site will be used for mechanical yards or electrical substations.
96	8/26/2026	Mike Imhof	Information Request	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.	Traffic	One traffic impact analysis was completed for this project. Traffic engineers for the Village and Grundy County are reviewing and providing input on the TIA.
97	8/26/2026	Mike Imhof	Information Request	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.	Traffic	No mitigation has been identified for the Reed Road/Carbon Hill Road intersection. Based on a review of the analysis, this intersection is projected to operate acceptably under future conditions.

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98	8/26/2026	Mike Imhof	Information Request	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.	Traffic	Utility Pole lighting at the intersection is not proposed
99	8/26/2026	Mike Imhof	Information Request	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.	ComEd	ComEd requires dedicated detention and 2 dedicated points of entry to their lot/facility. The ComEd Llot location was selected as it is adjacent to the stormwater outlet, a public road, and ComEd's existing electrical infrastructure. The location of the Substation adjacent to a transmission corridor minimizes the distance between the Substation and the bulk power system to which it connects. There is no other area within the area proposed for PUD approval that meets this set of required criteria and the Substation has been sited to be as visually unobtrusive as possible. In addition, the detention basin is located in the low spot of Lot 1, matching existing drainage patterns.
100	8/26/2026	Walt Mahaffay, Coal City Building Department	Information Request	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.	Sound	An electrical power outage scenario, where all generators on campus are running, will be included in the updated sound model for the campus.
101	8/26/2026	Walt Mahaffay	Information Request	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.	Drainage	The proposed detention basins are being designed in accordance with the Village standards and Will County Stormwater Ordinance and are not permanent-water basins. These basins will be dry and will only be used to temporarily detain stormwater to release it at a controlled rate to maintain existing drainage conditions. These proposed basins will have minimal impact on the existing groundwater table, wells, and the residential pond across Carbon Hill Road. It is understood additional technical information will be provided as part of the subsequent engineering review submittal to the Village.
102	8/26/2026	Walt Mahaffay	Information Request	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.	Traffic	We are working with Grundy County to establish a Road Use Agreement and Traffic Control Plan that is consistent with the Traffic Impact Study.
103	8/26/2026	Walt Mahaffay	Information Request	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.	Water	Please see manufacturer's "Safety Data Sheet PCT 6009" contained in PUD Application documents. Fill and Flush procedures have been updated to provide estimates on quantity used.
104	8/26/2026	Matt Fritz	Information Request	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.	Site Layout	Aligned develops & operates a wide portfolio of buildings, driven by our customer's diverse operational & technical needs. The APEX model for this submission refers to the single story data hall building included within the PUD submittal material. The applicant is self proposing height limitations within the PUD that are more restrictive than the Villages I-1 code. The APEX model of building featuring a single story height will be the basis of design for all buildings adjacent to roadway frontages.
105	8/26/2026	Matt Fritz	Information Request	Initial Zoning Administrator Review	Clarification on the water demand and proposed utilization of village utility-provided water to the campus - Operations Narrative, page 2 states 17,000 gallons per day - Utility Use Memo utilizes IEPA standards resulting in different utilization - regular use to be 19,146 gals/day with max demand of 72,600 gals/day and sanitary use differation of 15,546 gals/day maxing out at 57,126/day	Provide the requested clarification and identify any details appropriately deferred to final engineering, permitting, or operations.	Water	The proposed campus will utilize Village-provided water to serve the anticipated domestic and mechanical water demands for the overall PUD. The total anticipated average-day water demand is approximately 19,000 GPD, with a total maximum-day demand of approximately 72,500 GPD. These values represent the overall campus/project demand and are not per-building demands. The Village water system will provide the proposed water supply to the campus, with the final configuration and design of water service connections, distribution infrastructure, metering, and related improvements to be established during final engineering and permitting. Detailed operational water-use requirements may also be refined as individual facilities are designed and brought online.
106	8/26/2026	Matt Fritz	Information Request	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.	Zoning	The PUD narrative has been updated to provide additional history on the zoning of parcels within the Reed Road Corridor.
107	8/26/2026	Matt Fritz	Information Request	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.	Zoning	Based on the revised campus layout, we are projecting that ~360 employees will be direct Aligned employees (with position details provided elsewhere in this response), and an additional estimated ~390 employees will be employed by our customers, for a total of ~750 employees.
108	8/26/2026	Matt Fritz	Information Request	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.	Zoning	The Project Description and Operations Overview has been updated to provide a brief explanation on the projects design and adherence to all state and federal sound requirements including IPCB. The sound requirements of IPCB are more restrictive than current Coal City Code sound requirements. Emergency Operations has been replaced with "utility failure and loss of electrical power" within the project description.

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109	8/26/2026	Matt Fritz, Ed Boik	Information Request	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.	Zoning	Temporary natural gas generation is not part of our standard operational plan and is requested solely as a contingency in the event of utility delivery delays. Should deployment of natural gas generation be required, the generation will be fully screened and sized specifically to bridge the delayed utility capacity. The natural gas generation equipment would be limited in operation to the duration of the utility delay or 1 year maximum and will be decommissioned once utility grid power is energized and available for connection. Any temporary natural gas generation units would meet sound and emissions controls to ensure compliance with all local, state, and federal performance standards. We are not requesting any departures from applicable noise or environmental regulations.
110	8/26/2026	Matt Fritz	Information Request	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.	Zoning	Generator testing will be limited to buisness days and business daytime hours. The PUD has been updated accordingly to provide performance standard requirements. Generator testing will meet all applicaple sound and emission requirments.
111	8/26/2026	Matt Fritz	Information Request	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.	Site Layout	The 65' dedication on the south end of the property is anticipated to be dedicated to the seller of the property for flexibility of a future transportation corridor through the site (not serving the subject development)
112	8/26/2026	Matt Fritz	Information Request	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.	Site Layout	Applicant to coordinate with CCFD on requirements for safe campus access.
113	8/26/2026	Matt Fritz	Information Request	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.	Site Layout	All trees planned for removal will be removed in accordance with the restrictions provided in the Environmental Constraints Memo. State and federal guidance with respect to tree clearing windows and required species surveys will be adhered to as required (i.e. bat surveys, stick nest surveys, etc.)
114	8/26/2026	Matt Fritz	Information Request	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.	ComEd	The ComEd basin will be a wetland bottom planted basin, which acts primarily like a detention basin. It will maintain shallow pools and saturated soils to promote water quality, but will not maintain deep permanent pools of water consistent with a retention basin. This will meet the Will County BMP sections of the applicable stormwater management ordinance. ComEd facility is proposing maintenance-reduced seed mixes, with a specific seed mix provided during site permitting. The side slopes of the basin will consist of a stormwater seed mix to help establish the basin side slopes and prevent sloughing. The remaining green space area will be seeded with an IDOT Class 1 low maintenance lawn mixture seed.
115	8/26/2026	Matt Fritz	Information Request	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.	Landscape	Per Village Code Section 96-21, turf seed will now be utilized along the Carbon Hill berms rather than a no mow native mix. This turf grass will be maintained and mowed on a regular basis to remain under 8 inches in height, ensuring a clean, orderly appearance along the corridor.
116	8/26/2026	Matt Fritz	Information Request	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.	Drainage	The improvement to the 100-year base flood elevations is portrayed within the BFE map east of the ComEd easement to the limits of the effective study
117	8/26/2026	Matt Fritz	Information Request	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.	Drainage	Flow arrows are shown to denote the emergency overflow location for the basins. An analysis has been incorporated into the study for a blocked restrictor condition to assess the performance of the emergency weirs and ensure existing rates are not exceeded in the event of a blocked control structure.
118	8/26/2026	Matt Fritz	Information Request	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.	Engineering	The preliminary geotech reports analyzed a two story data hall construction throughout the campus. This is conservative as the two story data hall building loads will be greater than single story building loads. Final Geotechnical engineering will be conducted and updated during the design and construction of each individual building.
119	8/26/2026	Matt Fritz	Information Request	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.	Engineering	Deep Foundations are an option being considered for the development. Final Geotechnical Reports for each building will dictate the structural engineering solution. Deep Foundations are utilized more frequently in 2 story data hall buildings due to increased building structure loads.
120	8/26/2026	Matt Fritz	Information Request	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.	Engineering	Detention ponds side walls are anticipated to be constructed using vertical retaining walls. If side slopes are used for stormwater basin edges, a maximum 4:1 side slope will be constructed following proper engineering practices of clay core material and vegetation; no sloughing is anticipated.

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121	8/26/2026	Matt Fritz	Information Request	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.	Engineering	Coal City enforces Will County Stormwater Ordinance. The isolated wetlands on-site have been delineated and will be mitigated according to Will County stormwater ordinance. The Wetland Report has been updated to cite the appropriate Will County ordiances.
122	8/26/2026	Matt Fritz	Information Request	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.	Engineering	Determination for migratory birds follows minimization efforts recommended by the US Fish and Wildlife Service. Regarding Eagles, no surveys and studies were required by the US Fish and Wildlife Service due to absence of critical habitats within the project vicinity and no suitable habitat onsite.
123	8/26/2026	Matt Fritz	Information Request	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.	Building Operations	Aligned will have an operations team monitoring equipment performance at all times (24x7) within our facilities.
124	8/26/2026	Matt Fritz	Information Request	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.	Building Operations	The HMA report is referring to the consequences of having non-listed battery cabinets. There will be no unlisted equipment utilized in our lineup. Aligned only uses 9540A listed and tested systems.
125	8/26/2026	Matt Fritz	Information Request	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.	Building Operations	This will be confirmed at building permit submission; it is acknowledged that additional review of building technical requirements will be required.
126	8/26/2026	Coal City Building Department	Information Request	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.	Sound	No ground vibrations impacts are anticipated from typical data center operations. The data center development will be subject to Coal City vibration performance standards and is not seeking relief.
127	8/26/2026	Coal City Building Department	Information Request	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.	Engineering	It can be assured there will not be any indirect illumination greater than half a footcandle onto any residential district. Current photometric plans show no light trespassing over the property line.
128	8/26/2026	Coal City Building Department	Information Request	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.	Building Operations	The heat rejected by the air cooled chillers raises the temperature of the air directly above the data center, which then rises and dissipates into the atmosphere. There is no appreciable temperature rise at ground level outside the lot line.
129	8/26/2026	Coal City Building Department	Information Request	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.	Building Operations	Air Emission modeling will be conducted as part of this development project as part of the design and permitting of the project. All air modeling reports will be subject to Illinois Environmental Protection Agency (IEPA) review and approval. All submittal material to the IEPA is a matter of public record.
130	8/26/2026	Coal City Building Department	Information Request	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.	Building Operations	This is not something we can provide until completion of final design, construction, and commissioning of each building due to the selection and installation of the equipment. The hazmat material inventory would feature the following: Generator coolant, oil, and diesel, lithium batteries, paint, etc. As part of our building operations we monitor all equipment through a BMS where technicians receive alarms and manage the risk based on the HMA. We are happy to provide at that time.
131	8/26/2026	Coal City Building Department	Information Request	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.	Building Operations	The onsite UPS sytem uses UL 9540A listed and tested lithium ion batteries. The specific chemistry may vary between suppliers.
132	8/26/2026	Coal City Building Department	Information Request	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.	Water	Refer to our Water Chemistry BOD. ADC has the ability to remove flush water with the use of a frac tank and proper hauling and disposal off site.
133	8/26/2026	Coal City Building Department	Information Request	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.	Building Operations	This project will not emit radiation of any sort.

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134	8/26/2026	Coal City Building Department	Information Request	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.	Site Layout	Our goal is to fully screen the equipment from the roadway. Same goal applies for any rooftop equipment. Exterior design is still ongoing. Architectural building design to implement changes where possible. The revised site plan faces mechanical yards into the site along street frontages and also provide additional setback from the public right-of-way.
135	8/26/2026	Ed Boik	Information Request	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.	Drainage	Impact to existing floodplain and floodway will be mitigated in accordance with Will County stormwater ordinance. This will consist of providing compensatory storage for floodplain fill and/or depressional storage, as well as a hydrologic study for the ditch relocation. As part of the CLOMR/LOMR process for the Maine Township ditch, the applicant will submit technical engineering documents to the Village of Coal City and Maine Township Drainage District for review prior to submitting to Illinois Department of Natural Resources. Upon approval by IDNR, as-built drawings will be submitted to FEMA along with the approved model to verify concurrence. No buildings will be constructed within the existing floodplain until after a FEMA approval is issued.
136	8/26/2026	Ed Boik	Information Request	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.	Engineering	The anticipated employee count for operation of the data center campus was provided. At full buildout and operations we would expect 600-800 employees; operations of the campus are 24 hours a day and 7 days a week, employees work within shifts which limits the parking needs for employees. The number of proposed parking stalls for the campus exceeds the projected number of employees in total for the campus. Statements validating to parking reduction are provided within the operational narrative documents and the reduced parking will not create off-site impacts
137	8/26/2026	Ed Boik	Information Request	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.	Sound	Single Story and Two-Story data hall buildings would have similar equipment packages. The largest difference from a sound modeling perspective would be the height that roof mounted chillers are set at in the model. Sound mitigation measures would remain consistent between the two building types. All commitments to meeting sound requirements set in the PUD and other state or federal requirements would be consistent.
138	8/28/2026	Alec Macdonald	Information Request	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.	Employment	Mangum study is being revised to reflect the revised site plan and employment counts. Projected FTE employees on site at the Coal City campus based on the revised site plan are provided in the revised Mangum study. "Project Star" was the original name assigned to our project by ComEd during the initial phases of the project evaluation. "Project Heartland" is the name we have since assigned the project.
139	8/28/2026	Alec Macdonald	Information Request	– 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.	Water	Additional documentation on the Fill and Flush procedure has been provided in this resubmission. (1) - The total gallons per closed-loop system is 100,000 gallons (2) - The estimated water usage per step in fill and flush procedure has been outline and included in resubmission. (3) - Duration of fill and flush procedure has been provided in the fill and flush procedure plan (4) - The fill and flush commissioning work for the campus is expected to take place over a 5.5 year period During construction Aligned will coordinate with the necessary utility operators and regulatory agencies to confirm the systems ability to handle the necessary volume and rate. Alternative methods of performing fill and flush are available if utility loading demands are not available.

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140	8/28/2026	Alec Macdonald	Information Request	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.	Water	The Utility Use Memo has been updated to provide a complete water demand and sanitary generation summary for all 11 buildings at full operational occupancy, including cumulative average-day and maximum-day sanitary flow estimates. The Village Engineer/POTW operator capacity confirmation and phased capacity analysis will be provided as part of the applicable final engineering/permitting process.
141	8/28/2026	Alec Macdonald	Information Request	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.	Employment	While a Project Labor Agreement (PLA) has been executed with local trade unions to ensure the use of skilled local labor, estimated percentages of construction jobs to be filled by residents of the Kanakee/Will/Grundy labor market are not available.
142	8/28/2026	Alec Macdonald	Information Request	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.	Building Operations	Acknowledged. Waiver will be provided after completion of design and submission of fully engineered building plans.
143	8/28/2026	Alec Macdonald	Information Request	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.	Traffic	The applicant is working with Grundy County to establish a Road Use Agreement and Traffic Control Plan that is consistant with the Traffic Impact Study.
144	8/28/2026	Don Wauthier	Information Request	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.	Drainage	Please see the updated hydro study. Additional details will be developed as part of final civil engineering design and final stormwater engineering and permitting.
145	8/28/2026	Don Wauthier	Information Request	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.	Traffic	The traffic study does evaluate the westbound left-turn lane at the site access, states it meets warrant criteria, and recommend it be installed. As for the Reed Road/Broadway Street intersection, we state that turn lane warrant criteria is not met and therefore, turn lanes are not needed.
146	8/26/2026	Chris Spencer	Information Request	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.	Zoning	A frequent question we receive is whether rapid technological changes will eventually render our buildings obsolete. The short answer is no. Every Aligned facility is engineered with built-in adaptability. Thanks to our proprietary cooling technology and a highly flexible mechanical and electrical layout, we can seamlessly upgrade our internal infrastructure without the need for major structural overhauls.
147	8/26/2026	Terry Halliday, Matt Fritz	Information Request	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.	ComEd	The TSA is non-public utility information. However, Aligned is open to sharing the ESA, once executed. As well, a redacted version of the FERC filing as provided in our PUD submission is available at this link: https://etariff.ferc.gov/TariffSectionDetails.aspx?tid=631&sid=366661

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148	8/26/2026	Terry Halliday	Information Request	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.	ComEd	Aligned has funded the necessary security/collateral requirements associated with the FERC approved Transmission Security Agreement (TSA). In addition, Aligned is fully funding their own onsite substation and distribution facilities to support the required electrical infrastructure on Aligned's site.
149	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Drainage	Acknowledged, thank you.
150	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Traffic	An exhibit showing the existing conditions of this intersection will be provided as part of final engineering design.
151	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Engineering	Acknowledged, thank you.
152	8/26/2026	Ryan Hansen (Chamlin)	Information Request	N/A	Public works will have to be notified in advance of the pre-operational cleaning of the cooling systems.	No action needed.	Water	Acknowledged. Any pre-operational cleaning flush of the cooling systems to the municipal system will be coordinated with Public Works.
153	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Engineering	Noted, Thank you.
154	8/26/2026	Ryan Hansen (Chamlin)	Information Request	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.	Water	Acknowledged, thank you.
155	8/26/2026	Mike Imhof	Information Request	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.	Water	Liquid leak detection systems are installed in the mechanical galleries to alert operations of any leaks in the chilled water system.
156	8/26/2026	Mike Imhof	Information Request	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.	Sound	Acknowledged, thank you.
157	8/26/2026	Mike Imhof	Information Request	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.	Building Operations	Aligned typically uses systems from Genetec Security Center including Hanwah cameras (model varies by application). Video can be exported by law enforcement through a request and approval by the Aligned legal team.
158	8/26/2026	Mike Imhof	Information Request	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.	Building Operations	Armed security will not be provided at this location. Per Aligned policy, firearms and weapons are prohibited on-site, with an exception for law enforcement officers acting in an official capacity.
159	8/26/2026	Matt Fritz	Information Request	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.	Water	The Utility Use Memo has been reconciled to reflect a total average-day water demand of approximately 19,000 GPD and a maximum-day demand of approximately 72,500 GPD for the overall campus. Village-provided water will serve domestic and mechanical needs, including humidification. The proposed cooling system is a non-evaporative, air-cooled closed-loop system; therefore, cooling water is recirculated and is not routinely consumed, with water primarily required for initial fill and occasional maintenance (details in fill and flush procedure). Sanitary flow is eported separately in the utility use memo. In the previous version of Utility Use Memo the GPD consumption differed from Water to Sanitary. The difference was an attempt to capture typical water loss that occurs from normal operations such as floor cleaning, building space humidification, or landscape watering. To avoid confusion and to be as conservative as possible in sanitary pipe sizing we have adjusted the Wastewater Demand calculations so that no typical water loss is modeled.
160	8/26/2026	Matt Fritz	Information Request	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.	Zoning	Aligned is committed to using Tier IV compliant generators on all buildings for this project.
161	8/26/2026	Matt Fritz	Information Request	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.	Zoning	Noted. Thank you.

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162	8/26/2026	Matt Fritz	Information Request	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.	Engineering	The stormwater management basins will be dry detention basins. Stormwater runoff from the development site will be stored in detention basins per Will County Stormwater Ordinance during a storm event and discharged over time at a attenuated rate.
163	8/26/2026	Matt Fritz	Information Request	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.	Site Layout	The 2-story building option has been restricted to the southeastern portion of the site. If a 2-story design is advanced during the development of the campus, all final engineering documents will be revised accordingly.
164	8/26/2026	Matt Fritz	Information Request	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.	Traffic	Acknowledged, thank you.
165	8/26/2026	Matt Fritz	Information Request	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.	Traffic	Acknowledged, thank you.
166	8/26/2026	Matt Fritz	Information Request	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.	Traffic	Corrections have been made to the Existing Conditions section of the report.
167	8/26/2026	Matt Fritz	Information Request	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.	Traffic	This comment requires further coordination with the Village. Plans and reports will be updated based on the resulsts of that coordination.
168	8/26/2026	Matt Fritz	Information Request	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.	Drainage	Acknowledged, thank you.
169	8/26/2026	Matt Fritz	Information Request	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.	Drainage	Acknowledged, thank you.
170	8/26/2026	Matt Fritz	Information Request	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.	Drainage	Acknowledged, thank you.
171	8/26/2026	Matt Fritz	Information Request	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.	Engineering	Slab on grade construction standards to be re-iterated on the plans. Future project construction documents will comply and outline appropriate cast in place concrete specifications, and will align with geotechnical report recommendations.
197	8/28/2026	Alec Macdonald	Information Request	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.	Zoning	Answers (1) Based on the revised site plan and increased building count, we are now projecting a total of 360 Aligned employees. The positions that make up the 360 employees will be a Site Director, Facility Managers, Maintenance Managers, Security Managers, Chief Engineers, LCFTs, LCFMsT, CFTs, MTs, SMEs/Trainers, and Security Officers. (2) Management and Training/SMEs will be shared across buildings on campus but will not rotate with other facilities (3) The majority of the 360 employees will be technicians, and security personnel (4) Anticipate the majority of positions will be staffing with local residents. We also expect to have customer / tenant employees that are dedicated to the campus. Based on the size of the campus we have estimated it to be 390 (non-aligned) employees dedicated to the operations at this campus.
198	8/28/2026	Alec Macdonald	Information Request	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.	Traffic	An executive summary has been provided with the Traffic Impact Analysis. Please review the traffic impact analysis and let us know if you have any additional comments. The applicant will coordinate with Grundy County for traffic impact analysis review.

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172	8/26/2026	Matt Fritz	Informational Statement	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.	Building Operations	Acknowledged, thank you.
173	8/26/2026	Matt Fritz	Informational Statement	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.	Building Operations	Acknowledged. Further review will be performed at building permit issuance.
174	8/26/2026	Matt Fritz	Informational Statement	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.	Water	Acknowledged. We will work with the appropriate Village Operators to develop disposal plan, as necessary, during construction. Alternatively, disposal of PCT6009 treated flush water can be contained onsite in temporary frac tanks and disposed of off site at a compliant facility.
175	8/26/2026	Matt Fritz	Informational Statement	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.	Water	Acknowledged. We will work with the appropriate Village Operators to develop disposal plan, as necessary, during construction. Alternatively, disposal of PCT6009 treated flush water can be contained onsite in temporary frac tanks and disposed of off site at a compliant facility.
176	8/26/2026	Matt Fritz, Coal City Building Department	Informational Statement	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.	Sound	Acknowledged, thank you. Aligned has provided a generator testing schedule and has removed the sound deviation for "emergency" scenario generator operations. An updated Environmental Noise Study is being conducted for the revised site plan.
177	8/26/2026	Matt Fritz	Informational Statement	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.	Zoning	Acknowledged. It is understood that the Village of Coal City has conducted a third party analysis that is being performed by Sikich.
178	8/26/2026	Matt Fritz	Informational Statement	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.	Zoning	Noted. A key takeaway from the report is the positive impact on local real estate. Home values in our host communities are seeing strong, steady growth - helping residents build equity in their homes.
179	8/26/2026	Coal City Building Department	Informational Statement	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.	Zoning	Noted. Thank you.
180	8/26/2026	Coal City Building Department	Informational Statement	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.	Building Operations	Noted. Thank you.
181	8/26/2026	Coal City Building Department	Informational Statement	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.	Water	Noted. Thank you.
182	8/26/2026	Coal City Building Department	Informational Statement	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.	Architectural	The proposed development plans have been revised. The observation by reviewer was regarding external TES Tanks, the design has been revised to eliminate large vertical visible exterior tanks.

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183	8/26/2026	Coal City Building Department	Informational Statement	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.	Site Layout	Acknowledged, thank you.
184	8/26/2026	Ed Boik	Informational Statement	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.	Zoning	Acknowledged, thank you.
185	8/26/2026	Ed Boik	Informational Statement	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.	Zoning	Acknowledged, thank you.
186	8/26/2026	Ed Boik	Informational Statement	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.	Zoning	Acknowledged, thank you.
187	8/26/2026	Ed Boik	Informational Statement	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.	Traffic	Acknowledged, thank you.
188	8/28/2026	Alec Macdonald	Informational Statement	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.	Zoning	Acknowledged, thank you.
189	8/28/2026	Alec Macdonald	Informational Statement	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	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.	Zoning	Acknowledged, thank you.
190	8/28/2026	Alec Macdonald	Informational Statement	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.	Zoning	Acknowledged, and the Village has commissioned an independent review of the project by Sikich. (1) Aligned has entered into an MOU with the Illinois Department of Commerce and Economic Opportunity providing sales tax exemptions, and the property is subject to an existing TIF, as may be amended or modified pursuant to a predevelopment agreement with the Village; (2) An analysis of the projected tax revenues based on anticipated assessments is being undertaken for the Village by Sikich, and (3) incremental costs will be borne by Aligned under a road use agreement with Grundy County, ambulance use (if any) is on a paid use basis, and the CCFD is not only a member of the Committee, but costs are expected to be minimal given the extensive monitoring and supression systems incorporated in the buildings' design, construction, and operation.
191	8/28/2026	Don Wauthier	Informational Statement	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.	Drainage	Acknowledged, thank you. We will explore the reviewer's recommendations and options for maintenance during final permitting of the ditch realignment.
192	8/28/2026	Don Wauthier	Informational Statement	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.	Drainage	Acknowledged, thank you. It is understood additional detailed engineering review may be required.

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193	8/28/2026	Don Wauthier	Informational Statement	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.	Traffic	Acknowledged, thank you.
194	8/28/2026	Don Wauthier	Informational Statement	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.	Drainage	A separate analysis for downstream impacts is being considered. Design and reports will be updated accordingly.
195	8/28/2026	Don Wauthier	Informational Statement	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.	Engineering	Acknowledged, thank you. An IEPA Stormwater Pollution Prevention Plan (SWPPP) will be in place on the development during the duration of the project to guide sediment controls through the development project. We will will take this concern into account with the erosion control plans.
196	8/28/2026	Don Wauthier	Informational Statement	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.	Engineering	Water, sewer, and other utility crossings will be provided at the proposed accesses to the sites and will be constructed at the time of the ditch relocation. Extra care will be provided to avoid damage to the ditch.
199	8/26/2026	Terry Halliday	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	Zoning	Sound from Data Center operations will comply with Coal City Noise Requirements within Section 156-207. Noise deviation or temporary variances are no longer anticipated for the proposed use and references to deviation has been removed from the project use narrative.
200	8/26/2026	Terry Halliday	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	Phasing	The adjacent residences refrenced in the observation are now part of the development, site plan documents have been updated to reflect this. The proposed Logistics Phasing Plan is being updated and will be re-submitted.
201	8/26/2026	Terry Halliday	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	Sound	Aligned will deploy a permanent acoustic monitoring station on the property, and provide monitoring station data to the Village annually.
202	8/26/2026	Ryan Hansen (Chamlin)	Tentative Condition of Approval	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.	Drainage	Noted, applicant to coordinate with Village to pursue a remapping of the floodway and associated BFE.
203	8/26/2026	Ryan Hansen (Chamlin)	Tentative Condition of Approval	Landscape Plan	Proposed trees are shown in the railroad easement. Written permission for the railroad will be required for this.	Revise Landscape Plan accordingly.	Landscape	Proposed trees have been removed from the future railroad easement. A buffer has been provided between the detention pond and fence.
204	8/26/2026	Coal City Building Department	Tentative Condition of Approval	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.	Building Operations	Acknowledged. Thank you
205	8/26/2026	Coal City Building Department	Tentative Condition of Approval	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.	Phasing	Acknowledged. Thank you
206	8/26/2026	Coal City Building Department	Tentative Condition of Approval	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.	Construction	Acknowledged. Thank you
207	8/26/2026	Coal City Building Department	Tentative Condition of Approval	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.	Construction	Acknowledged. Thank you

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208	8/26/2026	Ed Boik	Tentative Condition of Approval	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.	Phasing	The construction phasing and logistics plan will be updated as part of the PUD resubmission.
209	8/28/2026	Alec Macdonald	Tentative Condition of Approval	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.	Water	Acknowledged. We will work with the appropriate Village Operators and all necessary regulatory agencies to develop a fill and flush disposal plan during construction. Alternatively, disposal of PCT6009 treated flush water can be contained onsite in temporary frac tanks and disposed of off site at a compliant facility, as needed.
210	8/28/2026	Alec Macdonald	Tentative Condition of Approval	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.	Sound	(1) Aligned is working to update the Environmental Noise Study to the new development plan configuration and will include the "emergency" power outage scenario with all generators running. (2) Generator Testing parameters have been added to the PUD documents (3) Advance notice for testing will not be required as generator testing does not require a full-campus testing scenario. Additionally, the Environmental Noise Study has provided documentation that generator testing can occur without violating sound standards. (4) Per Coal City request there will be noise monitoring installed on the campus
211	8/28/2026	Alec Macdonald	Tentative Condition of Approval	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.	Building Operations	(1) The moratorium does not apply. The proposed project contemplates UPS systems and not solar or wind related BESS systems. The proposed project is also not seeking a special use permit from Grundy County Board(s). (2) & (3) Aligned will meet with relevant emergency personnel and present the specific emergency response plan for the the fully engineered UPS systems prior to issuance of a CO.
212	8/28/2026	Alec Macdonald	Tentative Condition of Approval	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.	Traffic	Acknowledged, thank you. We will pursue the necessary permits and pay the accompying fees as a part of our design and permit approval process.
213	9/16/2026	Bob Koerner				Grundy County prepared a large watershed analysis as part of their comprehensive plan updates in 2014. This included HEC-HMS and HEC-RAS modeling along the Claypool and Maine Township ditches. Kimley-Horn appears to have used the regulatory FEMA modeling for Maine Township, which is appropriate, but the Grundy County analysis may have been helpful for reference as the study was more comprehensive and included hydrology that may have been helpful instead of using the USGS StreamStats tributary areas.	Drainage	Working with local stormwater regulatory engineers as part of the due dilligence of the property we recieved previous HEC-HMS and HEC-RAS modeling information on the Maine Township Ditch and have evaluated as part of the stormwater engineering. We are unaware of additional analysis available and are open to cross referencing data with the USGS StreamStats information utilized in the Hydro Report.
214	9/16/2026	Bob Koerner				Compensatory storage for the Will County SMO requires greater than 1:1 fill cut ratios. Depressional storage is ok at 1:1 fill to cut ratios, but riverine areas need to follow a larger ratio and also need to be divided into 0-10 and 10-100 year zones	Drainage	The 10-year BFE for the south ditch is contained within the banks - there is no required compensatory storage for the 0-10yr increment. A ratio of 1.3:1 for the 10-100yr compensatory storage is provided with the revised design. It is understood additional engineering review will be provided in subsequent submittals for the Maine Township ditch and onsite hydrology.

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215	9/16/2026	Bob Koerner				Will County SMO requires a blocked restrictor analysis for the emergency spillways. A critical duration analysis is required for that analysis and was not included in the stormwater report	Drainage	A critical duration analysis has been included for a blocked restrictor condition. Because the basins are sized to accomodate 100yr tailwater conditions, they contain sufficient volume to store the onsite runoff volume and meet release rates over the emergency overflow weir in a blocked control structure condition. The additional required storage for the tailwater condition results in many of the critical events not utilizing the emergency weir. It is understood additional engineering review will be provided in subsequent submittals for the Maine Township ditch and onsite hydrology.
216	9/16/2026	Bob Koerner				Both the Maine Township Drainage District and the mutual drain along the south property line both drain more than one square mile of tributary area and will require a permit from the Illinois Department of Natural Resources Office of Water Resources. Other permits may be required from other agencies, but following the part 3700 rules will be required.	Drainage	A submittal will be made to IDNR for the Maine Township Ditch improvements to obtain a permit. The south ditch is within a rural area, as confirmed by IDNR-OWR staff. IDNR-OWR does not have jurisdiction or issue permits for waterways within rural areas that have tributary areas less than 10 square miles.
217	9/16/2026	Bob Koerner				The culverts crossing the floodway should be designed following 3700 rules, which require a rise of 0.1 feet or less for the bse flood (100-year event)	Drainage	The culverts are sized to pass the 100-year event in order to lower the base flood elevations
218	9/16/2026	Bob Koerner				The off-site sanitary sewer runs north along the UP railroad. The route through this area has known flooding and drainage concerns. The Kimley-Horn design has not addressed if the sanitary sewer impacts drainage concerns along the route, and if there are impacts, how do they plan to be resolved.	Engineering	The offsite utilities will be designed to remove and replace material in kind to match existing conditions. Construction on the off-site sanitary sewer is temporary in duration and will not have permemant impacts to any drainage routes.
219	9/16/2026	Matt Fritz				Clarification on what APEX Buildings are utilized on proposal; how does this reflect on what will result from the building process?	Site Layout	Please see our updated site plan reflecting single-story (APEX) buildings on the Carbon Hill and Reed Road frontages. Aligned commits to only single-story buildings on road frontages, with flexibility for 2-story buildings limited to the southeast corner of the site.
220	9/19/2026	HR Green				Background data was collected in May 2026 and may not accurately include peak agricultural traffic volumes during planting/harvest periods, and may not have captured peak school busing traffic volumes. Both of which may impact AM and PM peak analysis. Recollect the data to ensure accurate background levels.	Traffic	Traffic count data was not recollected. Traffic count data used in the TIS was collected on May 21st, 2026, while school was in session. Site-generated traffic is not anticipated to significantly impact agricultural vehicles.
221	9/19/2026	HR Green				Growth rate is derived from IDOT Traffic Viewer, not CMAP. The checklist requires that the growth rate should be based on CMAP and referenced as the source of future ADTs in the appendix.	Traffic	Traffic projections have been obtained from CMAP, and the traffic study has been updated to reflect the new growth rate.
222	9/19/2026	HR Green				For the site generated Traffic Projections (Table 3.3 Peak Construction and Full Buildout), the area of the building including the yard and admin block should be taken instead of the entire site area. Taking the entire site area might overestimate the trips generated by the site.	Traffic	The square footage of the buildings has been used to estimate trips, not the full site area.
223	9/19/2026	HR Green				Trip generation used average rates. The checklist requires fitted equations wherever they are provided in ITE graph.	Traffic	Trip generations have been updated to use the fitted curve equations, where available.
224	9/19/2026	HR Green				In Exhibit 6, Site Trip Assignment, Peak Construction (Construction Traffic): The PM peak site traffic assigns all outbound (and inbound) trips to/from I-55 via Reed Road, with no site traffic distributed to Broadway Street (also stated in Table: 3.4). Please explain the rationale for omitting it.	Traffic	Based on US Census data, construction traffic is expected to come from larger surrounding population centers, such as Joliet, Bourbonnais, and Shorewood. Less than 5% of construction traffic is expected to route to/from north on Broadway Street, Gorman Road, and Carbon Hill Road, respectively, as reflected in Table 3.4.
225	9/19/2026	HR Green				Add North Arrow in all Exhibits.	Traffic	A north arrow has been added to all exhibits.
226	9/19/2026	HR Green				Provide conceptual roadway geometrics at 1"=50" scale.	Traffic	Acknowledged.
227	9/19/2026	HR Green				Refer to the attached IDOT checklist for reference.	Traffic	Acknowledged.
228	9/19/2026	HR Green				p.g. 2 - Section 902.102 includes the 31.5 Hz octave band center, but is not listed here or analyzed. Is there a reason	Sound	31.5Hz band was not included as no manufacture data is available for analysis of noise from new equipment, but we will add it for ambient noise reporting.
229	9/19/2026	HR Green				p.g. 4 - Is there a source for this reference and if it would apply to the IL standards specifically? Good to set a baseline	Sound	There is no industry-wide standard for measuring ambient noise levels. Using L90 is the most conservative approach (gives you the lowest number for ambient), and has been our company standard for several decades. The few codes we are aware of that do provide guidance (incl. Massachusetts) require L90.

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230	9/19/2026	HR Green				p.g. 7 - "to allow attenuation to be targeted where it is most effective" What does this mean? I would assume the noise modeled as sub-sources to represent the source location accurately versus where attenuation is the greatest (if this is what is meant by "effective")	Sound	Wording is acknowledged as awkward and will be updated. The Intent is to indicate that we analyzed potential noise control options for each sub-source independently, knowing that different types of noise control might be more effective for one sub-source than another.
231	9/19/2026	HR Green				p.g. 8 - How was this data collected or derived? Similar units, similar loads, cooling on the transformers?	Sound	Manufacturer provides only dBA values for their generators. While this energy is distributed across all octave bands, we analyze it as it it were all present in the 125Hz octave band for the sake of a conservative study, based on prior experience.
232	9/19/2026	HR Green				p.g. 8 - Are there other sources? Will vehicular traffic increase, deliveries, etc.? Does this need to be considered or added to the noise levels? How many employees and will there be night time shift changes.	Sound	Our studies focus on the fixed equipment present at the building site.
233	9/19/2026	HR Green				p.g. 8 - This point regarding the "transformer hum" around the 125Hz octave band raises the question of whether or not the IPCB standard in Section 901.106 (Prominent Discrete Tones) requires consideration. This does not apply when the SPL is 10 or more dB below the allowable SPL. However, there are several locations where the modeled SPL is within 10 dB of the allowable SPL. A discussion of Prminent Discrete Tones is warranted. The "transformer hum" is identified, but all sources should be considered. The generators show a 10 dB drop between the 125 Hz and 250 Hz bands.	Sound	In our experience the noise level of these transformers and generators are highest in the 125Hz band, but is not strictly "tonal" according to common definitions that related to peaks in 1/3-octave band values. Note that there is no provision to formally define a tonal noise in IPCB section 901.106.
234	9/19/2026	HR Green				p.g. 8 - How many chillers and transformers are there? At 14 chillers per 24 MW,. Would that be 30 chillers?	Sound	The typical chiller packages for buildings would feature 14 chillers per 24 MWs.
235	9/19/2026	HR Green				p.g. 8 - Can additional detail be provided on how the generators are tested? Are all generators tested at once, full load or partial load, how often? It sounds like it was modeled with one generator per building, which would on be 5 generators. 420 generators at once would be over 18 dBA louder than 5 generators.	Sound	Generators are tested on a scheduled basis for short durations, and are tested sequentially (one at a time at each building). Testing protocol for a generator is 10 minutes per month unloaded and one loaded test for 1 hour per year. In the actual conditions on site it is highly unlikely that generators at multiple buildings will be tested at the exact same time, but as there will be different tenants at each building this cannot be formally controlled. For the sake of a conservative analysis in the sound study, we included one generator for each building tested at full load at the same time.
236	9/19/2026	HR Green				p.g. 11 - Are there specs for this acoustic barrier? Density, transmission loss, etc. Was this barrier data input into CadnaA?	Sound	Barriers were included in the CadnaA model, but precise manufacturers/models will not be determined until the development of construction documents later in the design process.
237	9/19/2026	HR Green				p.g. 12 - The figure is hard to read details. Is there a possibility of a future build-out that should be considered as part of this evaluation?	Sound	All buildings that are part of the PUD submission were modeled and included in this study.
238	9/19/2026	HR Green				p.g. 13 - What do the blank cells indicate?	Sound	The blank cells indicate where the model predicted noise levels less than 0dB. Rather that report these levels, which are mathematically valid but realistically invalid, we leave a dash indicating "lower than measureable".
239	9/19/2026	HR Green				p.g. 14 - Would the Village of Coal City want to see full power-outage scenario where all 420 generators are operating including night-time? This facility will draw power of over 500,000 homes creating a strain on the grid. On top of the chances for severe weather, the Village will need to assess if this scenario is a concern.	Sound	The sound study update will include an emergency scenario model which features all generators running simultaneously mimicing a blackout scenario.
240	9/19/2026	HR Green				p.g. 14 - Is there a facility commissioning operation that needs to be presented to the Village where all systems running simultaneously under load will be conducted? While this might be a singular event, acknowledging this would be beneficial.	Sound	Facility commisioning would not require all systems to simultaneously under load. An emergency scenario model for the electrical blackout scenario will be provided as part of the sound study update.
241	9/23/2026	Bernsclancy				The report indicates that the project site contains 2 subwatersheds. However, the topography and my site visit indicate that there are 3 subwatersheds. The "middle" subwatershed drains westerly towards an existing surface waterway. The analysis has combined that subwatershed with the northern subwatershed. Such a diversion may or may not be reasonable but should also impact the overall drainage analysis.		Intent was to show that both the west and north areas eventually outfall to the same system (Maine Township Ditch). Revision will be made to split out the west and north existing areas..

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242	9/23/2026	Bernsclancy				The stormwater management basin release rates should be based upon the existing subwatersheds and not upon the subwatersheds created by site construction. The proposed drainage plan diverts site runoff into the south channel after site construction. The south channel is less capable of handling the additional stormwater runoff than the Maine Township Drainage District channel. The proposed diversion is problematic. Despite the south subwatershed being half the size of the north subwatershed, the allowable discharge rate of the south subwatershed is twice as large as the north subwatershed. That cannot be correct.		Will County Stormwater Ordinance 55.023 (A) (2) notes "area of hydrologic disturbance on the site shall be used to calculate the required site runoff storage volume. The on-site watershed area tributary to the point of discharge shall be used to calculate the allowable release rate for the site runoff storage facility..." The drainage area in the proposed condition is larger in the south watershed than the north watershed, which is why the allowable release rate is higher. The diversion of area is not deemed problematic as the detention facility contains volume to store the entire runoff volume of the on-site tributary area due to the tailwater condition. The peak release rate to the south ditch in the proposed condition is considerably less than the existing condition and a critical duration analysis shows that release rates are still below existing in the event of a blocked restrictor. It is understood that further engineering review by the Village for the onsite stormwater management will be provided during the site engineering process.
243	9/23/2026	Bernsclancy				Stormwater runoff from the center subwatershed should be diverted north to the Maine Township Drainage District channel. The westerly waterway is insufficient to handle runoff from the developed site.		Acknowledged. Further review of the onsite drainage analysis will be provided by the Village as part of the engineering review in subsequent submittals.
244	9/23/2026	Bernsclancy				Additional understanding of flow conditions within the Maine Township Drainage District channel is needed. There is no analysis of channel capacity versus peak flows for various storm events. There is no analysis of how the relocated channel will function. The north channel profile summary does not contain sufficient labeling and information to clarify channel operation under various flow conditions.		The proposed channel section is larger than the existing section - providing additional conveyance capacity. The Reed and Carbon Hill culverts are also upsized - providing additional conveyance capacity. The proposed Base Flood Elevation reduction shows proposed channel has better conveyance than existing conditions. The proposed Base Flood Elevation Map shows reduced floodplain through the improvement area as well as upstream of the improvement area which validates the improved conveyance in the proposed condition. The proposed base flood elevations for the 100yr event are below the edge of pavement elevations for the adjacent roadway, which proves the channel has capacity for the 100yr event without causing roadway overtopping. It is acknowledged that a hydraulic analysis and associated report will be provided during technical review of the Maine Township Drainage Ditch.
245	9/23/2026	Bernsclancy				The report does not contain the analyses used to determine the configuration of the proposed replacement culverts under Reed Road and Carbon Hill Road.		The culverts are contained within the FEMA model and the proposed HEC-RAS results. Detailed configuration of the culverts other than the sizing will occur during more detailed design phases which is understood to be required for permits and construction.
246	9/23/2026	Bernsclancy				Because the drainage district channel is being relocated south, the Drainage District prefers that a two-stage channel be installed. It should include: - A 6-foot-wide shoulder between the future pavement edge and top of bank slope. - 4H:1V side slopes for the upper channel. - 1.5H:1V side slopes for the lower low-flow channel. - Bottom width and depth sized using standard two-stage channel design analyses. This change will likely alter the proposed channel flow analysis.		A 2-stage ditch is not feasible within the proposed right-of-way and is not a requirement for design or proper function of the ditch. Aligned will be looking to self-perform maintenance obligations on the ditch within the sites roadway frontage and will be adding scope to its stormwater maintenance and operations plan as part of final engineering design.
247	9/23/2026	Bernsclancy				The Drainage District requires a minimum 25-foot-wide unobstructed right-of-way extending from the south top of slope of the channel. The current site plan shows a berm, fence, and vegetation within that area and should be revised.		Please see our revised site plan reflecting revisions to the berm, fence, and vegetation, though a 25' unobstructed ROW on the south side of the channel cannot be accomodated. The proposed ditch is at an increased width and provides a more gradual side slope than existing ditch conditions. Aligned is proposing to take on maintenance responsibilities for the portions of the drainage district that are on site.
248	9/23/2026	Bernsclancy				A review of the application materials suggests the proposed channel location does not accommodate installation of left-turn and right-turn lanes at the site access driveway. Revisions appear necessary.		The channel location does account for the roadway widening as is provided in the offsite roadway plans.
249	9/23/2026	Bernsclancy				The proposed stormwater management basin design shows basin bottoms approximately 1 foot above adjacent stream channel elevations. This configuration is unlikely to function given site soil conditions and groundwater levels. Subsurface tile drains will likely be required unless wetland basins are intended. Basin bottom elevations should be raised to accommodate tile drain installation.		Native planted bottom basins are the intended design. There are only 4 inches of depth associated with the extended detention requirement. Additional design details for the onsite stormwater management basins will be provided as part of the future site engineering submittal.

Comment #	Date Received	Reviewer (name)	Action	Document / Sheet or Page	What you observed in the submittal	What the applicant must do	Broad Topic	Responses
250	9/23/2026	Bernsclancy				The first-flush volume of 0.75 inches is proposed to infiltrate through the basin bottoms rather than be discharged. This is unlikely to be successful for the reasons described in Comment 9.		Native planted bottom basins are the intended design. There are only 4 inches of depth associated with the extended detention requirement. Additional design information for the onsite stormwater management basins will be provided as part of the future site engineering submittal.
251	9/23/2026	Bernsclancy				The proposed 12-foot-wide by 6.5-foot-tall box culverts will not fit with the proposed two-stage channel design and will require revision.		A 2-stage ditch is not feasible within the proposed right-of-way and is not a requirement for design or proper function of the ditch. Aligned will be looking to self-perform maintenance obligations on the ditch within the sites roadway frontage and will be adding scope to its stormwater maintenance and operations plan as part of final engineering design.
252	9/23/2026	Bernsclancy				The existing and proposed drainage condition analyses appear to neglect approximately 40 acres of the site used by ComEd. Adjustments may be needed since that separate site will provide its own stormwater management.		That site is under a separate analysis by ComEd, and not a part of this study. Final Engineering drawings will be submitted to permit ComEd (Lot 1) improvements.
253	9/23/2026	Bernsclancy				It is unclear how the basin outlet structures prevent backflow from the channel into the basins. The proposed weir elevations appear to be several inches below likely water surface elevations in the adjacent channel during many smaller storm events.		A backflow preventer will be utilized - the details will be finalized during more detailed design. The north pond weir is set above the Maine Township Ditch 100yr BFE The south pond is utilized for both detention and compensatory storage, so the south ditch discharge needs to be able to access the pond.
254	9/23/2026	Bernsclancy				The first-flush drainage analysis shows a proposed basin water surface elevation of 560.3 feet while the basin bottom is shown at 561.0 feet. This discrepancy should be resolved.		Basin bottom is 560 for the south pond, and 561 for the north pond.
255	9/23/2026	Bernsclancy				The stormwater basin outlet descriptions in the report text do not match the outlet conditions used in the modeling. Multiple discrepancies should be resolved.		The report has been updated to reflect the modeled conditions. It is understood a full engineering analysis will be completed and provided as part of the future engineering review process.
256	9/23/2026	Bernsclancy				There are several locations in the basin modeling where the data used is internally inconsistent. These discrepancies should be resolved.		The model has been updated to reflect the proposed conditions. It is understood a full engineering analysis will be completed and provided as part of the future engineering review process.
257	9/23/2026	Bernsclancy				The calculated basin modeling results do not match the results presented in the narrative text. The discrepancies should be resolved.		The report has been updated to reflect the modeled conditions. It is understood a full engineering analysis will be completed and provided as part of the future engineering review process.
258	9/23/2026	Bernsclancy				The impacts of the project on the downstream Drainage District channel should be studied. Questions include: - Are there culvert or channel capacity issues - How does delayed release of stored runoff from the basins affect downstream channel hydraulics		According to the FEMA hydrologic study, the 18-hour event is the critical event for the effective data. Therefore, the peak flow within the ditch has passed by the time the basin discharge reaches its peak during the 24-hour event. There is a significant reduction in release from the site from existing to proposed conditions, which will only benefit the channel downstream of the site. A blocked restrictor scenario is modeled and confirms that release rates are still less than existing in the event of a blocked control structure.