PLANNED UNIT DEVELOPMENT (P.U.D.) REVIEW COMMITTEE MEETING

WEDNESDAY, NOVEMBER 4, 2026
2:00 P.M.

Coal City Lions Hall
460 S. Illinois St. Coal City

AGENDA

1. Call to order and roll call

2. Approval of the Minutes from October 14, 2026 Meeting

3. Applicant presentation: Final Document Submittal Review

4. Application Review discussion

5. Public comment

6. Committee action, if any (motions, votes, direction to consultants)
    - Review of DRAFT Findings Report
    - Adoption of the Findings or Other Instructions for Continued Consideration

7. Tentative scheduling for the next meeting OR Adjournment

MEMO

TO: PUD Review Committee Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: November 4, 2026

RE: **PUD REVIEW COMMITTEE MEETING #5 COVER MEMO**

With the petitioner's recent resubmittal of additional materials and responses to the committee's questions, the Planned Unit Development (PUD) Review Committee's review and discussion is nearing completion. The primary objective of this group was to evaluate the petitioner's submittals and gather the information necessary to deliver formal findings of fact to the Zoning Board of Appeals. These findings will assist the Zoning Board in evaluating the conditional use permit for the proposed Aligned Data Center on industrially zoned property within Coal City.

All materials provided by the petitioner have been posted to the village's website for public review. Attached is the draft Findings Report prepared by HR Green, the village's Plan Review Consultant. This report summarizes the petitioner's submittal, its completeness, and the relevance of the information provided regarding the village's industrial PUD requirements. While this draft can be amended prior to formal adoption, it serves as a foundation for committee members to review the findings and determine if they accurately reflect the testimony and materials submitted to date.

The agenda allows representatives from Aligned to offer final review comments and address any materials provided in the resubmission to satisfy the committee's previous feedback. Following their comments, the committee will evaluate the draft Findings Report and determine if any amendments are necessary. If further discussion is needed, an additional meeting can be scheduled. If no further revisions are required, it will be appropriate to call for a vote to approve the Findings Report for transmission to the Zoning Board of Appeals.

There are two items attached to this cover memo:

1.) Draft Findings Report
2.) Instructions from Village Attorney regarding a vote on the Review Committee Findings

Village of Coal City, Illinois
Planned Unit Development Review Committee
Draft Findings of Fact and Recommended Conditions of Approval

DRAFT 2

Project: Aligned Data Centers – Project Heartland
Meeting Date: November 4, 2026
Prepared By: Ed Boik, AICP, HR Green

1. Introduction and purpose

The Village of Coal City Planned Unit Development (PUD) Review Committee has conducted a technical and advisory review of the proposed Aligned Data Centers development, including the planned unit development and conditional use permit applications, supporting plans and studies, and revisions submitted in response to Committee and public comments.

The Committee's review has focused on compliance with the Village's PUD approval criteria under § 156-189 and Table 16, conditional use approval criteria under § 156-233 and Table 24, and other applicable development and performance standards. The Committee has considered the original and revised application materials, written review comments and applicant responses, presentations and discussions at Committee meetings, and comments received from the public.

The applicant has made substantial revisions during the review process, including changes to building arrangement, height, setbacks, architectural design, mechanical equipment locations, landscaping, screening, and supporting infrastructure. These revisions have addressed many of the concerns identified during the Committee's review.

The Committee generally considers the applicant's written responses satisfactory unless a remaining issue is specifically identified in this report. The Committee recognizes that final engineering, building construction plans, and operational details will be subject to additional review by the Village and other authorities having jurisdiction.

The following draft findings identify the basis for determining that the applicable PUD and conditional use approval criteria are satisfied, subject to the recommended conditions and subsequent approvals identified herein.

1.1 Application Completeness and Sufficiency of Information

The Committee finds that the applicant has submitted the plans, studies, supporting documentation, and responses necessary to complete the PUD Review Committee's evaluation of the proposed development. The application materials, as revised and supplemented during the review process, provide a sufficient basis for evaluating the development against the applicable PUD and conditional use approval criteria.

The Committee recognizes that certain technical details will require additional review during final construction plan preparation, engineering, permitting, and subsequent development phases. This is typical and customary of all development review applications. These matters are identified in the recommended conditions of approval or are otherwise subject to applicable Village and agency review requirements.

***Finding**: The application materials are sufficiently complete for the Committee to conclude its review and forward its findings and recommendations to the Planning and Zoning Board.*

Recommended Condition 1 – Final Application Materials

Prior to final PUD approval, the applicant shall provide a complete and coordinated set of final PUD application materials incorporating the revisions, supplemental information, and commitments accepted during the Committee's review. The final materials shall identify the controlling development plans, approved standards, and requested deviations, and shall be consistent with the findings and conditions established through the approval process.

2. Findings under the PUD approval criteria

Village Code § 156-189, Table 16

Criterion 1. Superior Design

The proposed development represents a coordinated and integrated approach to development of a large industrial technology campus. The revised plan incorporates multiple principal buildings, supporting mechanical and electrical infrastructure, internal circulation, stormwater facilities, landscaping, and screening within a unified development framework.

In response to Committee comments, the applicant revised the campus to provide 11 separated buildings, relocated mechanical equipment away from public street frontages, increased setbacks, and enhanced building architecture. The design includes additional façade articulation, varied materials, architectural screening, and substantial perimeter landscaping. Lot 2 proposes 250-foot front, 200-foot corner side, 125-foot interior side, and 500-foot rear setbacks.

The Committee has also considered the Village's Industrial Development Design Standards and Guidelines and applicable principles of the Commercial Design Guidelines for Outside the Core Area as supplemental measures of design quality. The revised campus incorporates increased building setbacks, architectural articulation, variations in building materials and colors, enhanced perimeter landscaping, landscaped berms, and screening of mechanical and electrical equipment. These improvements reflect a coordinated approach to building appearance, site organization, and compatibility with surrounding properties.

The proposed design also integrates stormwater detention facilities and open space into the perimeter of the campus, providing additional separation between principal buildings and adjacent roadways and properties. The applicant has also committed to limiting buildings along Reed Road and Carbon Hill Road to single-story construction, with the potential for taller buildings restricted to the southeast portion of the campus.

The Committee also recognizes that data center technology continues to evolve, particularly regarding cooling systems, electrical infrastructure, mechanical equipment, and building configurations. The PUD provides an opportunity to establish a coordinated development framework that accommodates technological innovation and changes in operational requirements while maintaining the overall site design, development intensity, and compatibility measures established through the approval.

The Committee finds that the master-planned approach provides advantages over conventional development by allowing the Village to evaluate the cumulative effects of the campus, coordinate infrastructure and development phasing, and establish consistent standards for building placement, screening, environmental performance, and surrounding property compatibility.

The Committee finds that these coordinated improvements, together with the substantial setbacks and screening, demonstrate a higher level of integrated design than would ordinarily result from independent development of the property.

Finding: *The proposed development satisfies the superior design criterion.*

Criterion 2. Meets Planned Unit Development Requirements

The Committee finds that the development satisfies the general qualifications for consideration as a planned unit development under §§ 156-185 through 156-188.

The development exceeds the minimum area requirements, includes multiple principal buildings, and provides an integrated development plan addressing building arrangement, access, infrastructure, landscaping, and phasing.

The applicant has revised its requested departures from the underlying I-1 Industrial District standards. The revised development substantially increases building setbacks, reduces the proposed floor area ratio, and provides open space and landscaping consistent with the PUD framework.

The Committee has also considered the underground utility requirements of § 156-188(D) and the applicant's requested modifications for specialized electrical infrastructure. The Committee finds that the proposed utility arrangements are generally appropriate for the development, provided that the final PUD expressly identifies the authorized exceptions and that applicable utility safety and regulatory requirements are satisfied.

The remaining requested development flexibility principally concerns parking and limited building height allowances. The applicant has provided supporting information concerning employee shifts, parking demand, building configurations, and the location of potential two-story buildings.

The Committee finds that the PUD provides an appropriate framework for distinguishing between development standards that must remain consistent throughout the life of the project and those aspects of the campus that may reasonably change as technology and operational needs evolve. Building height limitations, approved setbacks, environmental performance standards, and other measures intended to protect surrounding properties should remain enforceable, while equipment selections, construction sequencing, and other internal site details may be modified through applicable Village review procedures.

The Committee recognizes that future changes must be evaluated under the PUD amendment requirements of § 156-191. Given the anticipated duration of campus development and the pace of technological change, the Committee recommends that the Planning and Zoning Board consider whether additional clarification of major and minor PUD amendments would assist in administering the approval while preserving the Village's oversight of material changes.

The Committee also recognizes the separate operational and security requirements applicable to the ComEd electrical facility on Lot 1.

Finding: *The proposed development satisfies the applicable PUD requirements, subject to the specific development standards and deviations ultimately approved by the Village.*

Criterion 3. Consistent with the Village Comprehensive Plan

The Committee finds that the proposed development is generally consistent with the Village's long-term planning objectives for industrial development and the continued expansion of supporting infrastructure along the Reed Road corridor.

Although the Village's 2014 Comprehensive Plan identifies the subject property primarily for agricultural use, subsequent planning and zoning decisions demonstrate a continued shift toward industrial development in this area. The 2011 Broadway/Reed Corridor Study identified opportunities for commercial and light industrial development, followed by the rezoning of approximately 142 acres between Broadway Street and Berta Road for industrial uses in 2017. Subsequent annexations and zoning actions have continued this pattern of industrial expansion westward toward Carbon Hill Road.

The majority of the proposed development site is currently zoned I-1 Industrial, with the remaining properties proposed for annexation and industrial rezoning through separate proceedings. The Committee finds that these actions provide evidence of changed conditions and an established industrial development pattern that was not fully reflected in the Comprehensive Plan's agricultural future land use designation. The Comprehensive Plan's future land use map serves as a guide for land use and zoning decisions rather than establishing binding zoning requirements.

The proposed data center campus is also generally consistent with the purpose of the I-1 Industrial District, which is intended to accommodate low-nuisance industrial uses compatible with the surrounding community. The proposed setbacks, landscaping, screening, limited routine truck activity, and applicable operational performance standards support the development's compatibility with surrounding properties.

The Committee finds that the development's location, relationship to existing industrial development, and proposed infrastructure improvements support the Village's long-term planning objectives and provide a reasonable basis for finding consistency with the Comprehensive Plan in light of changed conditions since its adoption.

Finding: *The proposed development satisfies the Comprehensive Plan consistency criterion.*

Criterion 4. Public Welfare

The Committee finds that the proposed development has been evaluated for potential effects on public health, safety, and general welfare, including noise, water consumption, wastewater discharge, stormwater management, traffic, emergency response, and other operational characteristics.

The applicant has provided technical studies and supporting documentation addressing these impacts and has revised the development proposal in response to Committee comments.

The applicant has withdrawn its request for relief from the Village's noise performance standards and has committed to compliance with applicable Village and Illinois Pollution Control Board requirements, which are more stringent than the Village's noise standards. The project will comply with the Village noise standards. The development will also be subject to applicable building, fire, environmental, engineering, and operational requirements to be confirmed at the time of final construction plan review.

The Committee recognizes that the proposed development will operate continuously and that its environmental and operational characteristics may change as additional buildings and equipment are brought online. Although the applicant has provided technical studies demonstrating anticipated compliance with applicable standards, ongoing monitoring and reporting will provide additional assurance that the development continues to operate within approved performance limitations.

The Committee finds that periodic verification of noise, vibration, air emissions, and wastewater discharge, as applicable, provides an appropriate means of documenting continued compliance and identifying potential impacts requiring corrective action.

The Committee finds that the proposed development, as revised, can operate without detrimental effects on public health, safety, or general welfare, provided that applicable standards and required approvals are satisfied.

Finding: *The proposed development satisfies the public welfare criterion.*

Recommended Condition 2 – Environmental Monitoring and Reporting

> Prior to initial occupancy, the applicant shall submit an environmental monitoring and reporting plan for Village approval addressing noise, vibration, air emissions, and wastewater discharge, as applicable. Monitoring shall occur upon initial operation, activation of each subsequent development phase, material changes to equipment or operations affecting environmental performance, and documented complaints or suspected violations, with periodic testing as established in the approved plan. Monitoring shall be conducted at the applicant's expense, with results and any required corrective measures reported to the Village.

Criterion 5. Compatible with Environs

The Committee finds that the applicant has made substantial revisions to improve compatibility with surrounding properties and public roadways.

The revised development includes increased setbacks, landscaped berms, enhanced perimeter plantings, architectural screening, and relocation of mechanical equipment away from public-facing building edges.

The applicant has committed to single-story buildings along Reed Road and Carbon Hill Road and has limited potential two-story development to the southeast portion of the campus.

The revised design also incorporates additional architectural treatment and screening intended to reduce the visual effects of large buildings and mechanical equipment.

The Committee recognizes that the proposed development represents a substantial change from existing agricultural land use. However, the Committee finds that the site's industrial zoning context, substantial setbacks, and proposed mitigation measures provide an appropriate transition to surrounding properties.

Finding: *The proposed development satisfies the compatibility criterion.*

Criterion 6. Natural Features

The Committee finds that the applicant has evaluated the development's effects on existing drainage patterns, floodplain areas, wetlands, and other environmental features.

The proposed development incorporates stormwater detention, compensatory storage, drainage improvements, and relocation of portions of the existing drainage channel along Reed Road.

The applicant has submitted preliminary hydrologic and hydraulic analyses indicating that the proposed improvements can provide adequate stormwater conveyance and detention while addressing existing drainage constraints.

The September 2026 Aquatic Resources Delineation Report identifies 11 wetlands, an intermittent stream, an ephemeral stream, and an excavated pond within the approximately 322-acre study area. The applicant has also completed an environmental constraints assessment addressing potential protected species, floodplain conditions, and other environmental considerations.

The Committee recognizes that development may affect certain identified aquatic resources and that applicable permitting, mitigation, and agency coordination requirements must be satisfied. These requirements will be addressed through the applicable final engineering and environmental permitting processes.

Finding: *The proposed development satisfies the natural features criterion at the PUD planning level, subject to the recommended condition requiring final drainage design review.*

Criterion 7. Circulation

The Committee finds that the proposed development provides an integrated circulation system with access from Reed Road and emergency access from Carbon Hill Road.

The applicant has submitted a traffic impact analysis evaluating construction and operational traffic, affected intersections, and roadway improvements. The September 2026 Traffic Impact Study estimates approximately 3,250 daily vehicle trips during peak construction activity, including traffic associated with buildings already in operation. At full buildout, the campus is projected to generate approximately 1,570 daily vehicle trips. The study recommends a temporary traffic signal at Reed Road and Broadway Street during peak construction and eastbound right-turn and westbound left-turn lanes at the primary site entrance, each with 220 feet of storage and a 215-foot taper. The study also recommends monitoring traffic conditions at the Interstate 55 and Reed Road interchange during construction.

The applicant has identified Reed Road and Interstate 55 as the primary construction truck route and is coordinating with Grundy County regarding roadway use and traffic management. The Committee recognizes that the proposed temporary traffic signal and other construction-related traffic controls require coordination with Grundy County and applicable roadway authorities. The Committee finds that these measures provide an appropriate basis for managing temporary construction impacts, subject to implementation through the applicable roadway approval processes.

The Committee finds that the proposed circulation system and identified improvements provide an appropriate basis for accommodating anticipated traffic.

Finding*: The proposed development satisfies the circulation criterion, subject to final roadway design, permitting, and construction traffic coordination.*

Criterion 8. Open Spaces and Landscaping

The Committee finds that the proposed development provides substantial open space through building setbacks, landscaped perimeter areas, stormwater facilities, and other undeveloped portions of the campus.

The applicant has revised the landscape plan to provide enhanced plantings and berms along public street frontages, including a minimum six-foot berm with additional trees and shrubs.

The applicant has also revised the ground-cover approach to provide maintained turf in appropriate street-facing areas, consistent with the Village's property maintenance requirements.

The Committee recognizes that much of the proposed open space serves functional purposes, including stormwater management, screening, and utility separation, rather than recreational use. These areas nevertheless contribute to the overall site design and buffering of surrounding properties.

***Finding**: The proposed development satisfies the open space and landscaping criterion.*

Criterion 9. Covenants

The Committee finds that the data center campus on Lot 2 is proposed to remain under unified ownership and control, while the ComEd public utility substation will occupy a separate Lot 1.

The applicant has indicated that separate covenants are not presently anticipated for Lot 2 because it will remain a single lot. If Lot 2 is subsequently subdivided, appropriate easements, covenants, and maintenance agreements will be submitted for Village review to address shared access, utilities, stormwater facilities, landscaping, and other common improvements.

The Committee finds that the proposed ownership arrangement and future documentation requirements provide an appropriate means of maintaining the development in accordance with the approved PUD.

***Finding**: The proposed development satisfies the covenants criterion based on the proposed unified ownership and control of Lot 2. Appropriate easements, covenants, and maintenance agreements shall be provided for Village review if Lot 2 is subsequently subdivided or shared facilities otherwise require such arrangements.*

Criterion 10. Public Services

The Committee finds that the applicant has evaluated the development's demand for water, sanitary sewer, stormwater management, electrical service, and emergency response.

Water and Wastewater

The October 2026 Utility Use Memo identifies approximately 18,678 gallons per day of average operational water demand and 70,356 gallons per day of maximum operational demand for the overall campus. These estimates include domestic and mechanical water use but do not represent the additional temporary water demand associated with commissioning the closed-loop cooling systems.

According to Village utility information, Coal City currently bills approximately 120.8 million gallons of water annually and has a reported water treatment capacity of 1.6 million gallons per day. The campus's average operational demand represents approximately 1.2% of the Village's daily treatment capacity, increasing to approximately 4.4% at maximum operational demand. At average operation, the campus would consume approximately 6.8 million gallons annually, equivalent to the annual water consumption of approximately 162 Coal City households, based on the Village's average of 42,000 gallons per household per year.

The applicant's General Fill and Flush Plan identifies a planning allowance of approximately 550,000 to 650,000 gallons (1.69 to 1.99 acre-feet) per closed-loop system for initial cleaning, flushing, and rinsing, including municipal and deionized water. With three systems anticipated per building, the estimated total commissioning demand is approximately 1.65 to 1.95 million gallons (5.06 to 5.98 acre-feet) per building. This is equivalent to approximately 39 to 46 Coal City

households' annual water consumption per building. These activities are expected to occur over time as individual systems and buildings are commissioned and do not represent ongoing daily water demand. The flush and fill cycles are one time occurrences at the commissioning of each building.

The applicant proposes a non-evaporative, closed-loop cooling system that continuously recirculates water during normal operations. The applicant has identified procedures for managing temporary commissioning water demand and wastewater disposal, including the potential use of trucked-in water and off-site wastewater disposal where necessary.

The applicant has also identified necessary public utility extensions and committed to coordinating final design and capacity requirements with the Village and applicable service providers.

Electricity

The proposed development will receive electrical service through ComEd, including a new public utility substation and associated transmission infrastructure. The applicant has indicated that the electrical improvements are intended to serve the campus while maintaining the reliability of the surrounding electrical system. The Committee recognizes that electrical service capacity, system reliability, and applicable utility rates are subject to ComEd and the appropriate state and federal regulatory authorities. The Committee has not independently evaluated the potential effects of the development on electrical rates or service costs for other Village customers.

The Committee finds that adequate public services can be provided to serve the development without imposing undue burdens on existing development, subject to final engineering approvals and confirmation of acceptable wastewater handling procedures.

***Finding**: The proposed development satisfies the public services criterion, subject to the recommended condition addressing final cooling-system wastewater management.*

Criterion 11. Phasing

The Committee finds that the applicant has provided a phased development approach intended to coordinate building construction with supporting utilities, roadways, drainage, and other infrastructure.

The applicant has revised the construction phasing and logistics plans to reflect the updated campus arrangement and has indicated that required off-site utility improvements will be completed before occupancy of the buildings they serve.

The Committee recognizes that the development will occur over an extended period and that changes in equipment, building configurations, and operating technologies may affect the assumptions used in the technical studies supporting the PUD approval. The Committee finds that subsequent development phases should be evaluated against the approved campus development plan and applicable performance standards to ensure that cumulative impacts remain consistent with the original findings.

The Committee finds that this approach provides reasonable flexibility for technological changes while maintaining Village oversight of potential impacts on surrounding properties, infrastructure, and public services.

***Finding**: The proposed development satisfies the phasing criterion.*

Recommended Condition 3 – Phase-Specific Technical Verification

> As part of the final construction plan review for each development phase, the applicant shall provide documentation demonstrating that the proposed phase, together with previously constructed and approved

phases, remains consistent with the assumptions and performance standards established through the approved PUD. Where changes in equipment, building configurations, development intensity, or operating characteristics could materially affect noise, vibration, traffic, stormwater runoff, water demand, wastewater discharge, or other applicable impacts, the applicant shall provide updated technical analyses addressing the cumulative effects of the development. Any necessary mitigation measures shall be incorporated into the final construction plans for the applicable phase. The Village shall determine whether the proposed changes remain consistent with the approved PUD or require review under the applicable PUD amendment procedures.

3. Findings under the conditional use approval criteria

Village Code § 156-233, Table 24

Criterion 1. Traffic

The Committee finds that the proposed development has been evaluated for potential traffic impacts during construction and full operation.

The traffic impact analysis identifies the anticipated distribution of construction and operational traffic, evaluates affected intersections, and recommends roadway improvements and traffic management measures.

The development will have a substantial temporary construction workforce, while permanent operations are expected to generate comparatively limited traffic relative to the size of the campus.

The applicant has identified Reed Road and Interstate 55 as the principal construction truck route, proposed improvements at the primary site entrance, and committed to coordination with the Village and Grundy County concerning construction traffic management.

The Committee further recognizes the need for appropriate road-use agreements and construction traffic management measures to address temporary construction-related impacts. These arrangements should establish responsibility for applicable roadway improvements, traffic controls, and repair of documented construction-related damage, subject to approval by the roadway authorities having jurisdiction.

The Committee finds that the proposed roadway improvements and traffic management measures will adequately address anticipated traffic impacts without creating unacceptable congestion or unsafe conditions.

***Finding**: The proposed use satisfies the conditional use traffic criterion, subject to final roadway and construction traffic approvals.*

Criterion 2. Environmental Nuisance

The Committee finds that the applicant has evaluated potential environmental nuisances associated with the development, including noise, vibration, lighting, glare, air emissions, wastewater discharge, and other operational characteristics.

The applicant has withdrawn the requested noise deviation and committed to meeting applicable Village and Illinois Pollution Control Board noise standards. The revised development includes increased setbacks, relocated mechanical equipment, acoustic mitigation, and permanent sound monitoring.

The October 16, 2026 Environmental Noise Study evaluates cumulative noise from cooling equipment, transformers, and backup generators. With the proposed acoustic mitigation measures, modeled normal operating noise levels comply with applicable Illinois Pollution Control Board standards at all evaluated receptors. The highest modeled normal operating level at a residential receptor is 44 dBA, equal to the applicable nighttime threshold. During routine generator testing, the highest modeled residential noise level is 48 dBA, below the applicable 55 dBA daytime threshold.

The analysis incorporates acoustic louvers, compressor wraps, discharge silencers, generator enclosures, and rooftop acoustic barriers. Because equipment selections and mitigation specifications remain subject to final design, the Committee recommends updated acoustic verification during final construction plan review.

The proposed cooling system uses a non-evaporative, closed-loop design that limits routine water consumption and wastewater generation. The applicant has also identified procedures for managing commissioning water and chemical cleaning solutions.

Exterior lighting plans demonstrate shielding and control of illumination at property boundaries. Backup generators will be subject to applicable emissions requirements, with routine testing restricted to identified daytime periods.

The Committee finds that the development's environmental effects can be appropriately controlled through the proposed design, applicable performance standards, and subsequent technical review.

***Finding**: The proposed use satisfies the environmental nuisance criterion, subject to the recommended conditions addressing final acoustic verification and wastewater management.*

Criterion 3. Neighborhood Character

The Committee finds that the proposed development is compatible with the industrial development pattern anticipated for the Reed Road corridor, which is zoned and planned for additional industrial park development.

The development's size and operational characteristics differ from conventional industrial uses. However, the applicant has revised the design to provide substantial setbacks, enhanced landscaping, architectural improvements, and screening of mechanical and electrical equipment.

The commitment to single-story buildings along public road frontages and limitation of taller buildings to the southeast portion of the campus further reduce potential impacts on surrounding properties.

The Committee finds that the revised design and proposed buffering provide an appropriate relationship between the development and its surroundings.

***Finding**: The proposed use satisfies the neighborhood character criterion.*

Criterion 4. Public Services and Facilities

The Committee finds that the applicant has identified the public services and infrastructure necessary to accommodate the proposed development.

The development includes developer-funded improvements to roadways, water and sanitary sewer infrastructure, stormwater facilities, and electrical service connections. The applicant's preliminary water distribution analysis includes hydraulic modeling of the proposed 16-inch water main extension and on-site distribution system under maximum-day demand, fire-flow, and sprinkler-demand scenarios. The analysis indicates that the proposed system can provide the modeled fire protection flows. Final utility design and capacity verification will remain subject to review by the Village and applicable utility providers.

The applicant has provided preliminary capacity information and committed to completing necessary infrastructure before the applicable buildings are occupied.

The Committee recognizes that final utility design, capacity verification, and wastewater discharge procedures remain subject to review by the Village and applicable service providers.

***Finding**: The proposed use satisfies the public services and facilities criterion, subject to completion of applicable engineering and utility approvals.*

Criterion 5. Public Safety and Health

The Committee finds that the proposed development incorporates measures intended to protect employees, visitors, emergency responders, and the general public.

The development includes controlled access, continuous on-site security, emergency vehicle access, fire protection systems, and building-specific safety measures.

The applicant has provided preliminary information concerning backup generation, battery systems, hazardous materials, and emergency response procedures.

The Committee has considered the applicant's information regarding battery energy storage, uninterruptible power supply systems, fire suppression, and emergency response. The Committee finds that these matters have been sufficiently addressed for purposes of the conditional use review, with final equipment-specific safety documentation and fire protection measures subject to review by the applicable fire protection and building authorities during building permitting and prior to occupancy.

The Committee finds that the proposed development can be constructed and operated in a manner consistent with applicable public safety and health requirements.

***Finding**: The proposed use satisfies the public safety and health criterion.*

Criterion 6. Other Factors

The Committee finds that the proposed development is consistent with the Village's objectives for industrial investment, infrastructure development, and diversification of its economic base.

The proposed campus will introduce a technology-oriented industrial use supported by substantial private investment in electrical, transportation, and utility infrastructure.

The applicant has provided economic and fiscal impact information, and the Village has commissioned an independent review of those projections.

The Committee recognizes that projected economic benefits are subject to uncertainty and do not substitute for compliance with applicable zoning and development standards.

Considering the proposed land use, location, revised development design, supporting infrastructure, and anticipated long-term operation, the Committee finds that the proposed development is consistent with the intended industrial character of the area.

Finding: *The proposed use satisfies the other factors criterion.*

4. Findings concerning specific development impacts

The following findings supplement the PUD and CUP approval criteria and document the Committee's consideration of specific development impacts.

4.1 Noise and acoustic mitigation

The Committee finds that noise from cooling equipment, transformers, backup generators, and other mechanical systems has been a significant consideration throughout the review process.

The applicant has provided acoustic modeling and has revised the site layout and equipment configuration to improve noise mitigation.

The applicant has withdrawn its requested deviation from Village noise standards and has committed to compliance with applicable Village and Illinois Pollution Control Board requirements during normal operations and routine generator testing. Full emergency generator operation during a utility power outage is exempt from applicable Illinois Pollution Control Board noise limits but remains subject to Village noise standards, which the applicant has committed to meeting.

The applicant has also committed to permanent acoustic monitoring and annual reporting to the Village.

The Committee finds that the proposed development can satisfy applicable noise standards. Final construction plans shall incorporate the acoustic mitigation measures necessary to demonstrate compliance, including applicable octave-band limits, based on the final equipment selections and cumulative noise sources.

Recommended Condition 4 – Final Acoustic Analysis

> As part of the final construction plan package review, the applicant shall provide an updated acoustic analysis based on confirmed equipment selections, equipment locations, and final acoustic mitigation measures. The analysis shall demonstrate compliance with applicable Village and Illinois Pollution Control Board noise standards during normal operations and routine generator testing, and with Village noise standards during simultaneous emergency generator operation. Final construction plans for each phase shall incorporate the acoustic mitigation measures necessary to demonstrate compliance.

4.2 Water supply and cooling systems

The Committee finds that the applicant has adequately described the general operation of the proposed non-evaporative, closed-loop cooling system.

The revised utility information distinguishes average operational demand, maximum operational demand, and the additional water requirements associated with initial system filling and flushing.

The applicant has indicated that municipal water will supply the development and that no on-site water wells are proposed.

The Committee finds that the proposed water supply approach is appropriate for the development, subject to final utility engineering and capacity verification. The applicant's preliminary hydraulic modeling indicates that the proposed water distribution improvements can accommodate anticipated operational and fire protection demands. The Committee recognizes that temporary commissioning demand will be managed separately from routine operations and that water supply arrangements will be coordinated with the Village utility operator as individual systems are commissioned.

No additional PUD-specific condition is recommended for routine operational water supply.

4.3 Wastewater and chemical management

The Committee finds that the applicant has provided information regarding the proposed use of chemical cleaning solutions, including PCT6009, and the procedures associated with initial cooling system filling and flushing.

The applicant has identified potential discharge to the Village sanitary sewer system and has also acknowledged the ability to contain and transport wastewater to an approved off-site disposal facility.

The Committee finds that the proposed procedures provide a reasonable basis for managing cooling system wastewater. However, the final discharge method and any necessary treatment, monitoring, or disposal procedures require acceptance by the Village's utility operators.

The General Fill and Flush Plan identifies procedures for managing cleaning chemicals, including PCT6009, through controlled discharge, sampling, and verification of acceptable chemical concentrations, pH, and phosphate levels. The plan also identifies the option to supply commissioning water by truck and transport wastewater to an authorized off-site disposal facility. The Committee finds that these procedures provide a reasonable basis for managing commissioning wastewater, subject to final acceptance by the Village utility operator.

Recommended Condition 5 – Cooling System Wastewater Management

> Prior to commissioning any cooling system involving chemical cleaning or flushing, the applicant shall submit the proposed discharge and disposal procedures to the Village's utility operators for review. The Village shall determine whether the proposed wastewater is acceptable for discharge to the municipal sanitary system, acceptable subject to an approved management and monitoring plan, or required to be collected and disposed of at an authorized off-site facility. No discharge of chemical cleaning or flushing wastewater to the municipal sanitary system shall occur without the required Village authorization.

4.4 Stormwater management and drainage channel relocation

The September 2026 Hydrologic and Hydraulic Report evaluates existing and proposed drainage conditions, including the Maine Township Ditch, South Ditch, stormwater detention, and compensatory flood storage. The preliminary analysis indicates that the proposed detention facilities can meet applicable stormwater release rate requirements and that compensatory storage will exceed the required volume.

The proposed improvements include replacement or enlargement of existing drainage culverts and modifications to the Maine Township Ditch intended to improve conveyance and reduce upstream water surface elevations.

The Committee finds that the proposed stormwater management approach is appropriate at the PUD planning level. However, final channel design, hydraulic performance, downstream effects, maintenance access, and long-term maintenance responsibilities require additional technical review.

Recommended Condition 6 – Drainage Channel Design and Coordination

> Prior to approval of final construction plans affecting the drainage channel relocation, the applicant shall submit the final channel design, supporting hydraulic analysis, and proposed maintenance arrangements for review by the Village Engineer and applicable drainage district. The final design shall address conveyance capacity, channel stability, downstream impacts, maintenance access, and applicable permitting requirements. Necessary revisions identified through this review shall be incorporated into the final construction plans.

5. Findings Concerning Requested PUD Deviations

The Committee has reviewed the applicant's requested deviations from the Village's I-1 Industrial District requirements, Industrial Development Design Standards and Guidelines (IDDSG), and other applicable development regulations.

The Committee has evaluated these requests in relation to the specialized operational requirements of the data center campus and public utility substation, as well as the overall design improvements incorporated into the PUD. The Committee distinguishes requested relief from otherwise applicable standards from applicant-proposed development restrictions that exceed minimum Village requirements. The latter provide additional support for the superior design finding but do not necessarily constitute deviations requiring approval.

The Committee further finds that the PUD approach is particularly appropriate for a technology campus that may experience changes in equipment, infrastructure, and construction sequencing over an extended buildout period. The requested flexibility is acceptable where it remains consistent with the approved development framework and does not diminish the standards established to address public safety, environmental performance, infrastructure capacity, or compatibility with surrounding properties.

The Committee finds that the requested flexibility is generally consistent with the purpose of the Village's PUD regulations under § 156-185, which encourage a higher level of integrated design and amenity than would otherwise be achieved through conventional development.

5.1 Lot 2 – Technology Campus

Building Setbacks, Floor Area Ratio, and Building Height

The applicant proposes minimum building setbacks of 250 feet along Reed Road, 200 feet along Carbon Hill Road, 125 feet along interior side yards, and 500 feet along the rear property boundary. The proposed maximum floor area ratio is 1.0. Building heights are limited to 40 feet along public roadway frontages, with up to two buildings permitted to reach 75 feet in designated interior areas.

The Committee finds that the proposed setbacks and building placement provide substantial separation from surrounding properties and public roadways. The proposed height limitations further reduce the visual intensity of the development along public frontages.

These applicant-proposed standards contribute to the superior design of the development and provide additional justification for the requested PUD flexibility.

***Finding**: The proposed bulk and dimensional standards are acceptable as part of the integrated PUD design and provide appropriate limitations on building placement, height, and development intensity.*

Parking, Loading, and Bicycle Parking

The applicant requests a parking standard of 2.25 spaces per 10,000 square feet of gross building floor area, two loading spaces per building, and one bicycle parking space per 25 vehicle parking spaces.

The Committee finds that the proposed standards reflect the operating characteristics of data centers, which generally require fewer employees, visitors, and freight deliveries relative to their building area than conventional industrial or distribution facilities.

The proposed reductions in parking and loading requirements also limit unnecessary impervious surface and provide additional area for landscaping, open space, and stormwater management.

***Finding**: The proposed parking, loading, and bicycle parking standards are acceptable and consistent with the anticipated operational requirements of the development.*

Permitted Uses and Accessory Facilities

The applicant requests authorization for data centers and associated electrical, mechanical, cooling, battery storage, fuel storage, and supporting facilities within the proposed PUD.

The Committee finds that these uses and facilities are integral to the operation of the proposed technology campus and are generally compatible with the purpose and intent of the I-1 Industrial District. The PUD and conditional use approval process provides an appropriate means of evaluating and authorizing these specialized uses within the boundaries of the proposed development.

The Committee recognizes that the proposed approval does not constitute a text amendment to the Village's zoning ordinance or modify the permitted and conditional use tables applicable to other properties within the I-1 District. The authorization of uses is limited to the approved PUD and remains subject to its specific development standards, limitations, and conditions of approval.

The applicant has also requested authorization for temporary on-site electrical generation during utility interconnection and facility commissioning, for a period not exceeding 12 consecutive months of active operation per phase, with an outside expiration date of December 31, 2033, or 60 days following final energization of permanent utility power, whichever occurs first.

The Committee finds that temporary electrical generation is distinct from conventional emergency backup generation and should be expressly identified in the final PUD approval, including its authorized duration and applicable operational limitations.

***Finding**: The proposed data center use and associated accessory facilities are acceptable within the PUD and may be authorized through the project-specific PUD and conditional use approval without amending the Village's zoning use tables. Temporary electrical generation may be authorized subject to clearly established limitations and compliance with applicable noise, emissions, and public safety requirements.*

Security Fencing

The applicant requests an increase in the maximum permitted security fence height from six feet to eight feet.

The Committee finds that controlled access and perimeter security are necessary characteristics of the proposed data center campus. The proposed fencing will generally be located behind substantial setbacks, landscaped berms, and perimeter plantings, reducing its visibility from public roadways and surrounding properties.

***Finding**: The proposed security fencing deviation is acceptable and provides necessary site security without creating unreasonable visual impacts.*

Electrical Utilities and Mechanical Equipment

The applicant requests flexibility to install certain high-voltage and medium-voltage electrical facilities above ground and to modify screening requirements for electrical substations, switching stations, and supporting equipment.

The Committee finds that the requested modifications reflect the specialized electrical infrastructure necessary to operate the campus. The proposed equipment locations, substantial building setbacks, and screening improvements reduce potential visual impacts while accommodating electrical safety and operational requirements.

***Finding**: The proposed utility and mechanical equipment modifications are acceptable where consistent with the approved site design and applicable utility safety requirements.*

Perimeter Landscaping and Screening

The applicant proposes modified perimeter landscape standards, including a minimum 45-foot-wide buffer and six-foot-high landscaped berm along applicable public roadway frontages. Landscaping will be provided along at least 75% of the applicable frontage and will include a combination of canopy, ornamental, and evergreen trees and shrubs.

The Committee recognizes that the proposed berm height is less than the eight-foot standard identified in the IDDSG. However, the increased buffer width, enhanced plantings, substantial building setbacks, and additional screening improvements provide an acceptable alternative that advances the underlying intent of the guidelines.

The applicant also requests modifications to architectural articulation and equipment screening requirements to accommodate the size and specialized configuration of the data center buildings.

The Committee finds that the revised building elevations, architectural treatments, mechanical equipment screening, and landscape improvements provide a coordinated approach to reducing the visual effects of the development.

***Finding**: The proposed landscaping, berm, architectural articulation, and screening modifications are acceptable and contribute to the superior design and compatibility of the development.*

5.2 Lot 1 – ComEd Public Utility Substation

The applicant requests modifications to certain zoning, subdivision, building, and industrial design requirements for the proposed ComEd public utility substation.

The requested modifications address parking and loading requirements, driveway surfacing and configuration, security fencing, telecommunications structures, aboveground electrical infrastructure, utility screening, landscaping, lighting, easements, stormwater maintenance access, water service, and emergency entry requirements.

The Committee recognizes that the proposed substation will be an unmanned public utility facility subject to specialized electrical safety, security, reliability, and operational requirements.

The Committee finds that conventional industrial development standards are not always appropriate for the construction and operation of a high-voltage electrical substation. The requested modifications generally reflect the specialized function of the facility rather than an increase in conventional development intensity.

The Committee further recognizes that certain electrical transmission and substation facilities may be subject to state or federal regulatory authority. The extent of Village authority over specific facilities and improvements should be confirmed through the applicable legal and regulatory review.

The Committee finds that the proposed substation provides an essential infrastructure component supporting the technology campus and that the requested modifications generally accommodate its safe and reliable operation while limiting unnecessary site improvements and conflicts with electrical safety requirements.

***Finding**: The requested Lot 1 modifications are generally acceptable based on the specialized public utility function of the property, subject to confirmation of applicable Village authority and identification of the specific deviations authorized through final PUD approval.*

5.3 Overall Findings Concerning Requested Deviations

The Committee finds that the requested PUD deviations, considered together with the proposed development design and operational characteristics, are generally consistent with the purpose and intent of the Village's PUD regulations.

The revised development incorporates substantial design improvements, including increased building setbacks, limitations on building height and development intensity, enhanced landscaping, architectural improvements, perimeter screening, integrated stormwater management, and coordinated infrastructure improvements.

The Committee finds that these improvements provide a reasonable basis for granting development flexibility appropriate to the specialized nature of the data center campus and public utility substation.

The Committee further finds that the proposed modifications generally preserve the intent of the underlying zoning and design requirements while allowing a coordinated development that would be difficult to accommodate through conventional application of those standards.

***Finding**: The requested deviations are generally acceptable and support the Committee's determination that the proposed development satisfies the superior design and PUD requirements criteria established in § 156-189 and Table 16. The final PUD approval should expressly identify the authorized deviations and applicable development standards, with all other requirements remaining in effect.*

6. Committee Conclusion

Based on its review of the proposed development, revised application materials, technical studies, applicant responses, and public comments, the PUD Review Committee findings illustrate how the proposed Aligned Data Centers development satisfies the applicable PUD approval criteria established in § 156-189 and Table 16 and the conditional use approval criteria established in § 156-233 and Table 24.

The Committee further finds that the requested development deviations are generally appropriate in consideration of the specialized uses proposed, the integrated campus design, and the design improvements and mitigation measures incorporated into the development.

The Committee provides recommended conditions of approval that the Board may consider for inclusion with the final recommendations and approvals.

The Committee recommends that these Findings of Fact and Recommended Conditions of Approval be forwarded to the Village Planning and Zoning Board for consideration in its review and recommendation to the Village Board.

Recommended Conditions of Approval

1. **Final Complete Set at Approval.** Prior to final PUD approval, the applicant shall provide a complete and coordinated set of final PUD application materials incorporating the revisions, supplemental information, and commitments accepted during the Committee's review. The final materials shall identify the controlling development plans, approved standards, and requested deviations, and shall be consistent with the findings and conditions established through the approval process.

2. **Monitoring and Reporting Plan.** Prior to initial occupancy, the applicant shall submit an environmental monitoring and reporting plan for Village approval addressing noise, vibration, air emissions, and wastewater discharge, as applicable. Monitoring shall occur upon initial operation, activation of each subsequent development phase, material changes to equipment or operations affecting environmental performance, and documented complaints or suspected violations, with periodic testing as established in the approved plan. Monitoring shall be conducted at the applicant's expense, with results and any required corrective measures reported to the Village.

3. **Per Phase Compliance Documentation.** As part of the final construction plan review for each development phase, the applicant shall provide documentation demonstrating that the proposed phase, together with previously constructed and approved phases, remains consistent with the assumptions and performance standards established through the approved PUD. Where changes in equipment, building configurations, development intensity, or operating characteristics could materially affect noise, vibration, traffic, stormwater runoff, water demand, wastewater discharge, or other applicable impacts, the applicant shall provide updated technical analyses addressing the cumulative effects of the development. Any necessary mitigation measures shall be incorporated into the final construction plans for the applicable phase. The Village shall determine whether the proposed changes remain consistent with the approved PUD or require review under the applicable PUD amendment procedures.

4. **Per Phase Noise Compliance.** As part of the final construction plan package review, the applicant shall provide an updated acoustic analysis based on confirmed equipment selections, equipment locations, and final acoustic mitigation measures. The analysis shall demonstrate compliance with applicable Village and Illinois Pollution Control Board noise standards during normal operations and routine generator testing, and with Village noise standards

during simultaneous emergency generator operation. Final construction plans for each phase shall incorporate the acoustic mitigation measures necessary to demonstrate compliance.

5. **Cooling System Wastewater Management.** Prior to commissioning any cooling system involving chemical cleaning or flushing, the applicant shall submit the proposed discharge and disposal procedures to the Village's utility operators for review. The Village shall determine whether the proposed wastewater is acceptable for discharge to the municipal sanitary system, acceptable subject to an approved management and monitoring plan, or required to be collected and disposed of at an authorized off-site facility. No discharge of chemical cleaning or flushing wastewater to the municipal sanitary system shall occur without the required Village authorization.

6. **Drainage Design Coordination.** Prior to approval of final construction plans affecting the drainage channel relocation, the applicant shall submit the final channel design, supporting hydraulic analysis, and proposed maintenance arrangements for review by the Village Engineer and applicable drainage district. The final design shall address conveyance capacity, channel stability, downstream impacts, maintenance access, and applicable permitting requirements. Necessary revisions identified through this review shall be incorporated into the final construction plans.

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MEMORANDUM

To: PUD Committee

CC:

From: Mark R. Heinle

Subject: Coal City PUD Committee Deliverable

Date: October 29, 2026

Once the PUD Committee determines that its review of Aligned's PUD application is complete, it is tasked by Section 156-90 of the Village Code and Section 8.2 of its adopted rules with delivering a written report to the Village's ZBA and Aligned. The written report will set out the PUD Committee's evaluation of the submittal in light of the PUD approval criteria set out in Table 16 of the Village Zoning Code. Per Section 8.4 of the Committee's adopted rule, the report(s) area to identify and discuss the review criteria and supporting findings. Where the PUD Committee finds deficiencies, it issues recommendations for improvement to better conform the proposal to the Village's PUD standards. In this case, many of the deficiencies and recommendations for improvement were previously captured during the PUD Committee's meetings and written comments and questions directed to Aligned, resulting in supplementary information and project modifications reflected in the amended application reviewed by the PUD Committee.

To simplify the procedural path forward and facilitate Committee discussion, HR Green prepared a draft PUD Committee Report. Understand that the draft is not intended to supplant the PUD Committee's judgment or force conclusions, but rather to counteract the difficulty in generating a report with sixteen authors by presenting a draft for the PUD Committee to review and discuss at its next meeting. Whenever that discussion concludes, the PUD Committee will vote to adopt a report, either in its current format or as amended by group consensus. Additional or altered findings agreed upon by a majority of the PUD Committee in attendance at the time of a vote will be incorporated into an amended final report. For those with unreserved support of the report, as presently written or as amended prior a vote, a "yes" vote will register that support. For those in agreement with the report's overall conclusions, but disagreement as to a particular element or finding, a "yes" vote would still be appropriate, but such a member would be granted a window following the vote to tender a "concurring opinion" if they wish that

would state the nature of their disagreement(s) with the report, while still generally favoring its overall conclusion.

For those whose disagreement with the iteration of the report that is subject to a final vote is more profound and prompts a "no" vote, such member(s) will be afforded an opportunity to file a written dissenting opinion. Because the majority-approved report, together with any filed concurring and/or dissenting opinions need to be delivered to Aligned and the ZBA and made available to the public in advance of the ZBA's public hearing, the PUD Committee will vote to establish a reasonable deadline for the submission of concurring or dissenting opinions. If the dissent (or concurrence) coalesces around a unified minority report, those written concurring or dissenting opinions may be aggregated into a minority report tendered by the PUD Committee in addition to its majority report, as provided for in Section 8.4 of the Committee's adopted rules.

The PUD Committee's Report, together with written concurring and dissenting opinions and/or a minority report, will become part of the public record in this matter and will be entered into evidence and incorporated by reference by the ZBA at the public hearing.