



AGENDA
REGULAR VILLAGE BOARD MEETING
SEPTEMBER 12, 2023
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (REVEREND DAN FOLWACZNY, OUR LADY OF THE BLESSED SACRAMENT PARISH)

3. APPROVAL OF MINUTES OF AUGUST 15, 2023

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT:

JULY 31, 2023	\$	95,308.91
AUGUST 31, 2023	\$	5,845,382.43
SEPTEMBER 12, 2023	\$	934,698.79

6. CONSENT AGENDA

- a. Consideration of a request from Grove Junior High School located at 777 Elk Grove Boulevard, to waive the FY 2023-24 business license fees in the amount of \$150.

(Grove Junior High School is respectfully requesting the Business License fee in the amount of \$150 to be waived for a general retail license for a school supply shop and one vending machine that is located at 777 W. Elk Grove Boulevard.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- b. Consideration of a request from the Elk Grove Park District to waive permit fees for the renovation and expansion of the existing playground and recreational amenities at Marshall Park, 711 Chelmsford Lane, in the amount of \$57,736.50.

(It has been past practice of the Village Board to grant fee waivers for governmental and

non-profit organizations.)

(The Director of Community Development recommends approval.)

- c. Consideration to award a purchase contract through the Minnesota State Equipment Contract to Street Smart Rentals LLC, of Columbus, MN for the purchase of a Scorpion II Crash Attenuator TL-3 Trailer with Arrow Board in the amount of \$31,435 from the Water & Sewer Fund.

(The Scorpion II Crash Attenuator TL-3 Trailer with 25 LED Arrow Board is available through the MN State Equipment Purchase Contract from Street Smart Rentals LLC. of Columbus, MN in the amount of \$31,435.

(Adequate funds are available in the Water & Sewer Fund.

(The Director of Public Works recommends approval.)

- d. Consideration to concur with prior Village Board authorization to award a professional services contract to the lowest responsive and responsible bidder, Husar Abatement, Ltd. of Franklin Park, IL for Pre-Demolition Asbestos and Universal Waste/Hazardous Building Components Abatement at 500 E. Higgins Road in an amount not to exceed \$85,250 from the Higgins Corridor Redevelopment Fund.

(On Tuesday, August 15, 2023 the Village opened bids for the Pre-Demolition Asbestos and Universal Waste/Hazardous Building Components Abatement Project located at 500 E. Higgins Road.

(Nine (9) bids were submitted.

(The lowest responsive and responsible bid was received by Husar Abatement, Ltd. of Franklin Park, IL in the amount of \$85,250.

(Adequate funds are available in the Higgins Corridor Redevelopment Fund.

(The Director of Community Development recommends approval.)

- e. Consideration to award a purchase contract to Langton Group of Woodstock, IL for 250 trees in the amount of \$89,975 from the General Fund.

(Due to the drought that the Village has experienced this season and the severe storms that occurred in July, the Village has incurred an increased loss in parkway trees this year.

(The Village sought quotes from four (4) area nurseries to supply an additional 250 parkway trees this fall.

(The lowest quote received was from Langton Group of Woodstock, IL in the amount of \$89,975.

(The additional parkway trees will supplement the 250 trees the Village is receiving from St. Aubin Nursery this fall.

(Funds are available in the General Fund.

(The Director of Public Works recommends approval.)

- f. Consideration to award a purchase contract through the National Cooperative Purchasing Alliance OMNIA Contract 07-90 to Forms + Surfaces, Inc. of Pittsburgh, PA for the purchase of 19 benches and 15 trash receptacles in the amount of \$101,148 from the Capital Projects Fund and Residential Enhancement Fund.

(Funds have been budgeted in the FY2024 Budget to replace existing benches and trash

receptacles on the Village Green and in the Police Department lobby, along with the addition of new benches and receptacles at Veteran's Park.

(The benches and trash receptacles are available through the National Cooperative Purchasing Alliance OMNIA Contract 07-90 from Forms + Surfaces, Inc of Pittsburgh, PA for the amount of \$101,148.

(Sufficient funds are available in the Capital Projects Fund and the Residential Enhancement Fund.

(The Director of Public Works recommends approval.)

- g. Consideration to award a purchase contract through the Sourcewell/NJPA Joint Purchasing Cooperative to Old Dominion Brush Company, Inc. of Richmond, VA for the purchase of a Leaf Vacuum in the amount of \$160,838.12 from the Capital Replacement Fund.

(The ODB Xtreme Vacuum Collector is available with base pricing established by the Sourcewell/NJPA Purchasing Cooperative with the manufacturer, Old Dominion Brush Company, Inc. of Richmond, VA.

(Adequate funds are budgeted in the Capital Replacement Fund.

(The Director of Public Works recommends approval.)

- h. Consideration to award a professional services contract to Civiltech Engineering, Inc. of Itasca, IL for the Preliminary Design Engineering Services for the Biesterfield Road Resurfacing and Streetscape project in the amount of \$300,531 from the Capital Project Fund.

(The Village has secured Surface Transportation Program (STP) grant funds amounting to \$3,500,000, which will go toward the cost of construction and construction engineering for the Biesterfield Road Resurfacing and Streetscape Project, spanning from Martha Lane to Arlington Heights Road.

(Civiltech Engineering, Inc. of Itasca, IL submitted a proposal to provide Preliminary Design Engineering Services in the amount of \$300,531.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- i. Consideration to award a construction contract to the lowest responsive and responsible bidder Martam Construction, Inc. of Elgin, IL for the 2023 Right-of-Way Drainage Improvements project in the amount of \$394,620. from the Water-Sewer Fund.

(On Tuesday, August 29, 2023, the Village opened sealed bids for the 2023 Right-of-Way Drainage Improvements project.

(The project will include extending portions of the Village's current storm sewer system to help alleviate flooding concerns. These areas include Cooper Court, Creighton Avenue south of JFK Boulevard, Elmwood Lane & Ash Street, and Lilac Lane & Verde Lane.

(A total of ten (10) contractors obtained bid documents and six (6) contractors submitted bids.

(The lowest responsive and responsible bid was received from Martam Construction Inc. of Elgin, IL.

(Adequate funds are available in the Water-Sewer Fund.

(The Director of Public Works recommends approval.)

- j. Consideration of a request from Access MotorSports, Inc. to approve a high quality immersive racing simulator business at 960 Elk Grove Town Center.

(The B-5 Town Center Shopping District authorizes the Village Board to review and approve uses not specifically identified in the Zoning Code.

(AccessMotorsports, Inc. is a high quality immersive simulator-style venue which complements the upscale retail uses within the Town Center Shopping Districts.

(The Director of Community Development recommends approval.)

- k. Consideration to hold the regular Village Board Meetings at 7:00 p.m. in 2024 on the second and fourth Tuesday of the month with the following exceptions:

- March - add March 19, 2024 Budget Meeting for budget purposes at 6:00 p.m.;
- June - hold one regular Village Board Meeting to convene on June 18, 2024 at 7:00 p.m.;
- July - hold one regular Village Board Meeting to convene on July 16, 2024 at 7:00 p.m.;
- August - hold one regular Village Board Meeting to convene on August 13, 2024 at 7:00 p.m.;
- November - hold one regular Village Board Meeting to convene on November 19, 2024 at 7:00 p.m.; and
- December - hold one regular Village Board Meeting to convene on December 17, 2024 at 7:00 p.m.

(Start times may be adjusted due to elections or special events such as the Mid-Summer Classics Concert Series.

(This schedule follows the past practice of the Village Board to hold only one meeting during the months of June, July, August, November and December.)

- l. Consideration to adopt Ordinance No. 3824 adopting a Special Use Permit to 3J Auto Body Inc. to permit an automotive repair facility in an I-1 Industrial District on property located at 670 Lunt Avenue, Elk Grove Village.

(This item was discussed at the August 15, 2023 Village Board Meeting and currently appears under Unfinished Business.)

- m. Consideration to adopt Resolution No. 46-23 approving a Plat of Easement for a roadway easement to reconstruct the Village roadway and sidewalk between the Village of Elk Grove Village and the owners of record for 641 Fargo Avenue and payment to the property owner in the amount of \$5,400 from the Business Leaders Forum Fund.

(The Village requested a roadway easement from 641 Fargo Avenue to secure legal rights to reconstruct the Village roadway and sidewalk as part of the Tonne Road Reconstruction project.

(The property owner has agreed to an easement price of ten dollars per square foot, for a total easement cost of \$5,400.

(The easement purchase price is a fair market rate, as recommended by our consultant for the Tonne Road project.
(The Director of Public Works recommends approval.)

7. REGULAR AGENDA

a. Consideration to adopt the following:

- Resolution No. 47-23 authorizing and approving a Pre-Anexation and Development Agreement. (Stream U.S. Data Centers, L.L.C)
- Ordinance No. 3825 annexing property to the Village of Elk Grove village and Zoning the property I-1 Restricted Industrial upon Annexation. (Stream U.S. Data Centers, L.L.C. - Phase 1)
- Ordinance No. 3826 annexing property to the Village of Elk Grove Village and Zoning the property to I-1 Restricted Industrial upon Annexation. (Stream U.S. Data Centers, L.L.C - Phase 2)
- Ordinance No. 3827 approving the Final Plat of Subdivision for Stream Data Centers Campus ORD3 and Vacating the Lee Lane Right of Way and part of the Roppolo Drive Right of Way. (Stream U.S. Data Centers, L.L.C. - Phase 1)
- Ordinance No. 3828 approving a Final Plat of Subdivision for Stream Data Centers Campus ORD3 and Vacating the Vera Lane Right of Way and Part of the Roppolo Drive Right of Way. (Stream U.S. Data Center, L.L.C. - Phase 2)
- Ordinance No. 3829 approving a Final Plat of Subdivision for Stream Data Centers Campus ORD3. (Stream U.S. Data Centers L.L.C. - Phase 3)
- Ordinance No. 3830 approving the Preliminary Plat of Resubdivision for Stream Data Centers Campus ORD3 and a Subdivision Code Variance. (Stream U.S. Data Centers, L.L.C)
- Ordinance No, 3831 granting variations to the Village of Elk Grove Village Zoning Ordinance and Subdivision Ordinance and approving a Special Use Permit for an Electric Substation. (Stream U.S. Data Centers, L.L.C.)

(The property owners and electors have signed and filed with the Village a petition asking the Village to annex the Subject Property.

(The purpose of the proposed annexation is to develop the Subject Property into a data center campus with three (3) data center facilities and an electrical substation facility.

(Following a public hearing on August 21, 2023, the Plan Commission recommended approval of the proposed annexation, associated variations to the Village's Zoning Ordinance, and special use permit for the operation of an electric substation.

(The public hearing on the proposed pre-annexation agreement and right of way vacation was held on September 12, 2023 prior to the Village Board Meeting.

(The annexation of the Phase 1 properties, which include all of the Subject Property excluding 700 Roppolo Drive, shall not occur until the Developer acquires all of the Phase 1 properties and all occupants of habitable residential structures have vacated, which shall be no later than February 12, 2024.

(The annexation of the Phase 2 property, which is 700 Roppolo Drive, shall not occur until the developer acquires the Phase 2 property and all occupants of habitable residential structures have vacated, which shall be no later than July 15, 2024.

(The Plat of Resubdivision for Phase 1 will consolidate all of the residential properties of the Subject Property, excluding 700 Roppolo Drive, into a single lot of record and vacate the Lee Lane right of way and part of the Roppolo Drive right of way. The Plat will be executed and recorded by the Village upon annexation of the Phase 1 properties.

(The Plat of Resubdivision for Phase 2 will consolidate 700 Roppolo Drive into the consolidated lot created by the Phase 1 Plat of Resubdivision and vacate the Vera Lane right of way and part of the Roppolo Drive right of way. The Plat will be executed and recorded by the Village upon annexation of the Phase 2 property.

(The Plat of Resubdivision for Phase 3 will consolidate the commercial properties into the consolidated lot created by the Phase 2 Plat of Resubdivision. The Plat will be executed and recorded by the Village upon the Developer providing the Village notice that the occupants of the commercial properties have vacated the premises, which will be no later than April 1, 2025.

(The Preliminary Plat of Resubdivision will include a resubdivision of the Subject Property into four (4) lots.)

8. PLAN COMMISSION - Village Manager Roan

- a. PC Docket 23-7 - Consideration of petitions for Annexation with a designated zoning of I-1 Restricted Industrial, subdivision, special use and zoned variations. A petition of subdivision for properties in unincorporated Cook County will consolidate a total of fifty five (55) parcels for future development. The properties are located in unincorporated Cook County and bounded by Landmeier Road on the south, Vera Lane on the north, Dierking Terrace on the west and properties east of Richard Lane on the east. (PH 08-21-23)
- b. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Boulevard. (A Public Hearing date to be determined.)
- c. Consideration of a petition for a Special Use Permit to operate an indoor recreational facility for the purpose of operating a martial arts studio in a portion of the building at 1651 Lively Boulevard in the I-2 Industrial District. (Public Hearing date to be determined.)

9. ZONING BOARD OF APPEALS - Village Manager Roan

- a. ZBA Docket 23-4 - Consideration of a petition submitted by Richard Kimball of 1041 Bonaventure LLC, for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for fences in business zoning districts for property located at 1041 Bonaventure Drive. (PH 08-24-23)

10. RECYCLING & WASTE COMMITTEE - Trustee Franke

- a. Sustainability Plan

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

13. CABLE TELEVISION COMMITTEE - Trustee Jarosch

- 14. YOUTH COMMITTEE** - Trustee Bush
- 15. INFORMATION COMMITTEE** - Trustee Miller
- 16. BUSINESS LEADERS FORUMS** - Trustee Schmidt
- 17. HEALTH & COMMUNITY SERVICES** - Trustee Prochno
- 18. PERSONNEL COMMITTEE** - Trustee Schmidt
- 19. AIRPORT UPDATE** - Mayor Johnson
- 20. PARADE COMMITTEE** - Mayor Johnson
- 21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE** - Mayor Johnson
- 22. SPECIAL EVENTS COMMITTEE** - Mayor Johnson
- 23. LIQUOR COMMISSION** - Mayor Johnson
- 24. REPORT FROM VILLAGE MANAGER**
- 25. REPORT FROM VILLAGE CLERK**
- 26. UNFINISHED BUSINESS**
 - a. Villag Attorney - Prepare the necessary documents for 3J Auto Body seeking a Special Use Permit for the operation of an automobile repair shop in an I-1 Industrial Zoning District at 670 Lunt Avenue.
- 27. NEW BUSINESS**
- 28. PUBLIC COMMENT**
- 29. ADJOURNMENT**

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO 3J AUTO BODY INC. TO PERMIT AN AUTOMOTIVE REPAIR FACILITY IN A I-1 INDUSTRIAL DISTRICT ON PROPERTY LOCATED AT 670 LUNT AVENUE, ELK GROVE VILLAGE

WHEREAS, the Plan Commission of the Village of Elk Grove Village, acting as a Zoning Commission, considered the petition of 3J Auto Body, Inc. for a Special Use Permit to operate an automotive repair facility in an I-1 Industrial District for property located at 670 Lunt Avenue, Elk Grove Village, Illinois; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village after having considered the recommendation and finding of said Plan Commission, find and believe it to be in the best interest of the Village that such Special Use Permit be granted as requested.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a Special Use Permit to 3J Auto Body, Inc. to operate an automotive repair facility in an I-1 Industrial District for property located at 670 Lunt Avenue, Elk Grove Village, Illinois and identified by property identification number 08-34-101-021-0000.

Section 2: That this Special Use Permit is only valid for 3J Auto Body and expires at the time that 3J Auto Body is no longer located at the subject property.

Section 3: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2023

APPROVED this _____ day of _____ 2023

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING A PLAT OF EASEMENT AGREEMENT FOR A PUBLIC ROADWAY AT PROPERTY LOCATED AT 641 FARGO AVENUE

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That approval is hereby given for a Public Roadway being part of the Southwest Quarter of Section 27, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, a copy of which is attached hereto and made a part hereof as if fully set forth.

Section 2: That the Village Mayor and Village Clerk are hereby authorized to sign said Plat for and in the name of the Village and attach thereto the corporate seal.

Section 3: That the Village Clerk is hereby directed to record a copy of said Plat with the Recorder of Deeds of Cook County, Illinois.

Section 4: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2023

APPROVED this _____ day of _____ 2023

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

PLAT OF EASEMENT

FOR PUBLIC ROADWAY

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

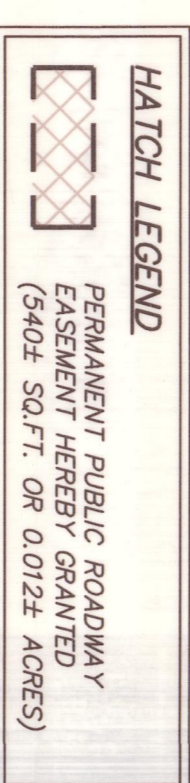
LEGAL DESCRIPTION — PERMANENT PUBLIC ROADWAY EASEMENT

AN EASEMENT OVER A PART OF LOT 4 IN GULLO TONNE/FARGO SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1988 AS DOCUMENT 88459428, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, NORTH TO THE POINT OF BEGINNING; THENCE ON THE WEST LINE OF SAID LOT 4, NORTH TO DEGREES 21 MINUTES 25 SECONDS WEST, 34.38 FEET TO A TANGENTIAL CURVE TO THE RIGHT, THENCE 31.06 FEET ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 44 DEGREES 08 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 28.03 FEET TO A POINT OF TANGENCY ALONG THE NORTH LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST, 183.00 FEET TO THE POINT OF BEGINNING OF SAID NORTH LINE IN THE OPPOSITE DIRECTION; THENCE 85.42 FEET ALONG SAID CURVE, HAVING A RADIUS OF 55.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 08 MINUTES 05 SECONDS WEST AND A CHORD DISTANCE OF 77.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PUBLIC ROADWAY EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED AND RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE AND THEIR RESPECTIVE OFFICERS AND PERSONNEL, FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC ROADWAY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, CURB AND GUTTER, FACILITIES AND EQUIPMENT USED IN THE CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY LINES, SEWER LINES AND OTHER UTILITIES TOGETHER WITH THE NECESSARY ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF Cook } S.S.
I, Heather Redickson, Inc., IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND HEREBY CONSENT TO THE GRANT OF EASEMENT DESCRIBED AND DESCRIBED HEREON.

DATED THIS 30 DAY OF August, A.D. 2023.

BY: [Signature] ATTEST: [Signature]
SIGNATURE TITLE
President Accounting & Admin.
TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF Cook } S.S.
I, Keller Brennan, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Heather Redickson, Inc. AND Ilha Ogawa-Lara PERSONALLY KNOW TO ME TO BE THE President AND Accounting and Admin. AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERE TO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.



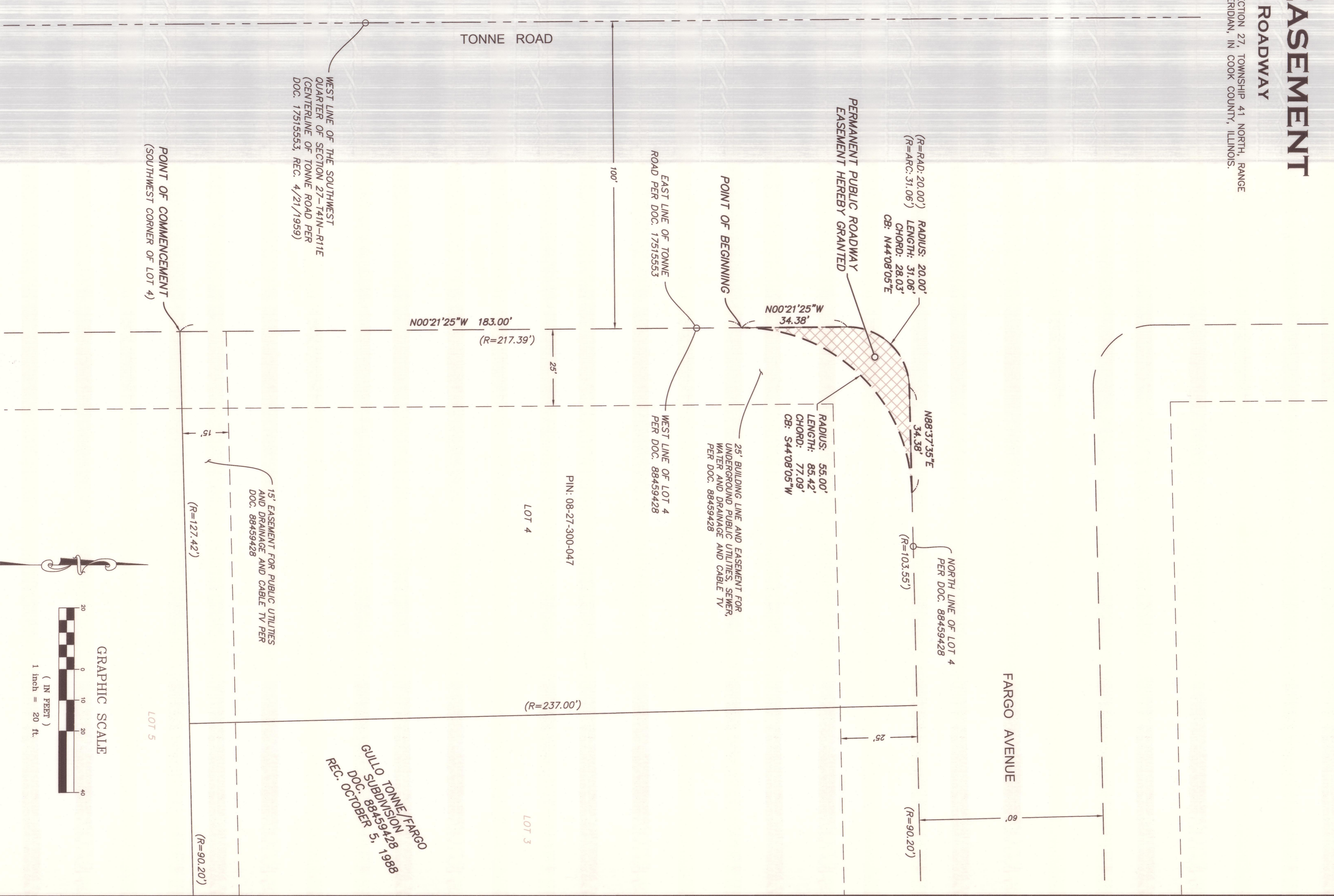
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 30 DAY OF August, 2023.
NOTARY PUBLIC
[Signature]

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.
I, Richard B. McCombs, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF EASEMENT HERON DRAWN WAS PREPARED USING PREVIOUS SURVEY INFORMATION AND MAPS, PLATS AND OTHER INSTRUMENTS OF RECORD FOR THE USES AND PURPOSES HEREIN SET FORTH, OF THE HERON DESCRIBED PROPERTY.

DATED AT AURORA, KANE COUNTY, ILLINOIS, JULY 6, 2023.
HR GREEN, INC.

[Signature]
RICHARD B. MCCOMBS, P.L.S. (rbc@rbmcsurvey.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38447
LICENSE EXPIRATION DATE: 11/30/2024



NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322

2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

PLAT OF EASEMENT

FOR PUBLIC ROADWAY

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASE IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

DRAWN BY: RBM
APPROVED: MD
JOB DATE: 6/23/2023
JOB NO: 220706

SHEET
1 OF 1

NOTES:
 * This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
 * This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
 * No other background improvements are shown unless specifically noted.
 * This map is void without seal and signature affixed.

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ORDINANCE NO. ____

**AN ORDINANCE ANNEXING PROPERTY TO THE
VILLAGE OF ELK GROVE VILLAGE AND ZONING THE PROPERTY I-1
RESTRICTED INDUSTRIAL UPON ANNEXATION**

(STREAM U.S. DATA CENTERS, L.L.C. – PHASE 1)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. (“**Developer**”) is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A and depicted on Exhibit B (“**Property**”); and

WHEREAS, the Property’s owners and electors have signed and filed with the Village a petition asking the Village to annex the Property to the Village; and

WHEREAS, the Property is not located within the corporate limits of any municipality but is contiguous to the Village’s corporate limits; and

WHEREAS, the Property’s annexation will extend the corporate limits of the Village to the far side of any roadway adjacent to the Property; and

WHEREAS, the Village has sent notice of annexation to the appropriate taxing districts and other bodies and officials as required by state statute;

WHEREAS, the affidavits of service of such notices required herein are on deposit with the Village Clerk and have been recorded in the Office of the Cook County Clerk, Recordings Division, as is required by law; and

WHEREAS, all petitions, documents, and other necessary legal requirements have been performed in full compliance with the law;

WHEREAS, the Village Plan Commission, at a public hearing duly called on August 21, 2023 and held according to law, considered the question of the annexation and zoning of the Property and recommended the Property be annexed and zoned in accordance with this Ordinance;

WHEREAS, the Developer and the Village have entered into a valid and binding Pre-Annexation and Development Agreement (“**Annexation Agreement**”) with respect to the annexation of the Property to the Village, which Annexation Agreement was considered at a public hearing duly called and held according to law, and which Annexation Agreement was

approved by the Mayor and Board of Trustees of the Village pursuant to Resolution No. _____ duly passed and approved this 12th day of September, 2023; and

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/7-1-8) and the Village's home rule authority, the Mayor and Board of Trustees find and believe it to be in the best interest of the Village that the Property be annexed to the Village according to the provisions of the Annexation Agreement and zoned upon annexation, all as set forth in this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. ANNEXATION OF THE PROPERTY. The Property, including all unincorporated roads contiguous thereto, is hereby annexed to and made a part of the Village.

SECTION 3. ZONING APPROVED. The Property is hereby zoned I-1 Restricted Industrial District upon annexation to the Village. The Village Clerk is directed to update the Village zoning map in accordance with this Ordinance.

SECTION 4. AUTHORITY. The Village Clerk is directed to record a certified copy of this Ordinance together with the plat of annexation as attached hereto as Exhibit B with the Office of the Cook County Clerk, Recordings Division. The Village Clerk is also authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Property, of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance, and to take all steps necessary to annex the Property into the Village.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) the date the Ordinance is recorded with the Office of the Cook County Clerk, Recordings Division; provided, however, this Ordinance will only be recorded upon the Developer confirming that it has acquired the Property and all occupants of habitable residential structures have vacated the Property, all as set forth in the Annexation Agreement.

[intentionally left blank]

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 2 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183.

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION.

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

ORDINANCE NO. ____

**AN ORDINANCE ANNEXING PROPERTY TO THE
VILLAGE OF ELK GROVE VILLAGE AND ZONING THE PROPERTY I-1
RESTRICTED INDUSTRIAL UPON ANNEXATION**

(STREAM U.S. DATA CENTERS, L.L.C. – PHASE 2)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. (“**Developer**”) is a Texas limited liability company and the contract purchaser of certain property commonly known as 700 Roppolo Drive, Elk Grove Village, Illinois, which property is legally described on Exhibit A and depicted on Exhibit B (“**Property**”); and

WHEREAS, the Property’s owners and electors have signed and filed with the Village a petition asking the Village to annex the Property to the Village; and

WHEREAS, the Property is not located within the corporate limits of any municipality but is contiguous to the Village’s corporate limits; and

WHEREAS, the Property’s annexation will extend the corporate limits of the Village to the far side of any roadway adjacent to the Property; and

WHEREAS, the Village has sent notice of annexation to the appropriate taxing districts and other bodies and officials as required by state statute;

WHEREAS, the affidavits of service of such notices required herein are on deposit with the Village Clerk and have been recorded in the Office of the Cook County Clerk, Recordings Division, as is required by law; and

WHEREAS, all petitions, documents, and other necessary legal requirements have been performed in full compliance with the law;

WHEREAS, the Village Plan Commission, at a public hearing duly called on August 21, 2023 and held according to law, considered the question of the annexation and zoning of the Property and recommended the Property be annexed and zoned in accordance with this Ordinance;

WHEREAS, the Developer and the Village have entered into a valid and binding Pre-Annexation and Development Agreement (“**Annexation Agreement**”) with respect to the annexation of the Property to the Village, which Annexation Agreement was considered at a Public Hearing duly called and held according to law, and which Annexation Agreement was approved by the Mayor and Board of Trustees of the Village pursuant to Resolution No. ____ duly passed and approved this 12th day of September, 2023; and

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/7-1-8) and the Village's home rule authority, the Mayor and Board of Trustees find and believe it to be in the best interest of the Village that the Property be annexed to the Village according to the provisions of the Annexation Agreement and zoned upon annexation, all as set forth in this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. ANNEXATION OF THE PROPERTY. The Property, including all unincorporated roads contiguous thereto, is hereby annexed to and made a part of the Village.

SECTION 3. ZONING APPROVED. The Property is hereby zoned I-1 Restricted Industrial District upon annexation to the Village. The Village Clerk is directed to update the Village zoning map in accordance with this Ordinance.

SECTION 4. AUTHORITY. The Village Clerk is directed to record a certified copy of this Ordinance together with the plat of annexation as attached hereto as Exhibit B with the Office of the Cook County Clerk, Recordings Division. The Village Clerk is also authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Property, of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance, and to take all steps necessary to annex the Property into the Village.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) on the date the Ordinance is recorded with the Office of the Cook County Clerk, Recordings Division; provided, however, this Ordinance will only be recorded upon the Developer confirming that it has acquired the Property and all occupants of habitable residential structures have vacated the Property, all as set forth in the Annexation Agreement.

[intentionally left blank]

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOT 1 IN BLOCK 4 IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION FOR STREAM DATA CENTERS CAMPUS ORD3 AND VACATING THE LEE LANE RIGHT OF WAY AND PART OF THE ROPOLO DRIVE RIGHT OF WAY

(STREAM U.S. DATA CENTERS, L.L.C. – PHASE 1)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A (“**Property**”); and

WHEREAS, Stream U.S. Data Center, L.L.C., through its affiliate, SDC CHI III, LLC, a Delaware limited liability company (collectively, “**Developer**”), will be the Property’s owner upon this Ordinance’s effective date; and

WHEREAS, Developer submitted an application (“**Application**”) seeking approval of a final plat of subdivision to consolidate portions of the Property (“**Phase 1 Property**”) into a single lot of record and to vacate the Lee Lane right of way and part of the Roppolo Drive right of way (collectively, the “**ROW**”), all as depicted on the final plat of subdivision attached to this ordinance as Exhibit B (“**Phase 1 Plat**”); and

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-91-1) authorizes the Village to vacate streets and portions thereof upon finding that the vacation will serve the public interest; and

WHEREAS, the Phase 1 Property is adjacent and or contiguous to the ROW; and

WHEREAS, after publishing notice on August 26, 2023, the Village Board conducted a public hearing on September 12, 2023 to consider the Developer’s ROW vacation request; and

WHEREAS, the Village Board has determined that (a) the village’s ownership of the ROW is not necessary, appropriate, or required; (b) the ROW provides no public benefit in its current location, (c) the public interest will be served by vacating the ROW and conveying the ROW to the Developer; and (d) vacating the ROW will relieve the Village of the burden and responsibility of maintaining the ROW in the future; and

WHEREAS, the Village finds that it is in the Village’s best interests to approve the Application and that doing so will promote the public health, safety, and welfare; and

WHEREAS, the Developer and the Village also entered into a Pre-Annexation and Development Agreement (“**Annexation Agreement**”) on or about September 12, 2023 governing the Property’s future development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. FINAL PLATS APPROVED; AUTHORITY. The final plat of subdivision attached to this Ordinance as Exhibit B is hereby approved. The Mayor and Village Clerk are authorized and directed to execute on the Village’s behalf the Phase 1 Plat in accordance with Section 2.3 of the Annexation Agreement. The Village Clerk is authorized and directed to record the Phase 1 Plat with the Office of the Cook County Clerk, Recordings Division, in accordance with the procedures set forth in Section 2.3 of the Annexation Agreement. The Village Manager is authorized to take all actions to implement this Ordinance’s terms.

SECTION 3. ROW VACATION.

A. Vacation Approved. The Developer’s petition to vacate the ROW is hereby approved.

B. Title Conveyed. In exchange for the Consideration, as defined in Section 3.C, and other good and valuable consideration, title to the ROW shall pass to the Developer on this Ordinance’s effective date.

C. Consideration. In consideration of the Village vacating the ROW and conveying the ROW’s title to the Developer, the Developer agrees that the Village shall not be responsible for maintaining the ROW, and the Village Board of Trustees hereby determines that savings accruing to the Village by not having to maintain the ROW equals the ROW’s fair market value.

SECTION 4. REPEALER. All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION 5. PUBLICATION. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) the Phase 1 Property’s annexation into the Village.

[intentionally left blank]

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 1 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2(EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183;

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION;

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

Addresses and P.I.Ns.:

751 Roppolo Dr (08-26-308-001); 761 Roppolo Dr (08-26-308-002);
809 Roppolo Dr (08-26-308-003); 815 Roppolo Dr (08-26-308-004);
817 Roppolo Dr (08-26-308-005); 851 Roppolo Dr (08-26-308-006);
905 Roppolo Dr (08-26-308-007); 802 Richard Ln (08-26-301-028);
804 Richard Ln (08-26-301-029); 808 Richard Ln (08-26-301-024);
812 Richard Ln (08-26-301-008); 814 Richard Ln (08-26-301-009);
818 Richard Ln (08-26-301-010); 900 Richard Ln (08-26-301-011);
906 Richard Ln (08-26-301-012); 801 Richard Ln (08-26-301-013);
805 Richard Ln (08-26-301-014); 809 Richard Ln (08-26-301-015);
809 Richard Ln (08-26-301-016); 823 Richard Ln (08-26-301-017);
825 Richard Ln (08-26-301-018); 901 Richard Ln (08-26-301-019);
2110 Landmeier Rd (08-26-301-020); 701 Dierking Terrace (08-26-305-001);
703 Dierking Terrace (08-26-305-002); 705 Dierking Terrace (08-26-305-003);
707 Dierking Terrace (08-26-305-004); 717 Dierking Terrace (08-26-305-005);
777 Dierking Terrace (08-26-305-006); 801 Dierking Terrace (08-26-307-001);
805 Dierking Terrace (08-26-307-002); 809 Dierking Terrace (08-26-307-003);
913 Dierking Terrace (08-26-307-004); 700 Roppolo Dr (08-26-305-007);

704 Roppolo Dr (08-26-305-008); 708 Roppolo Dr (08-26-305-009);
712 Roppolo Dr (08-26-305-010); 716 Roppolo Dr (08-26-305-011);
720 Roppolo Dr (08-26-305-012); 800 Roppolo Dr (08-26-307-007);
804 Roppolo Dr (08-26-307-008); 808 Roppolo Dr (08-26-307-009);
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900 Roppolo Dr (08-26-307-012); 701 Roppolo Dr (08-26-306-001);
707 Roppolo Dr (08-26-306-002); 709 Roppolo Dr (08-26-306-003);
717 Roppolo Dr (08-26-306-004); 717 Roppolo Dr (08-26-306-005);
721 Roppolo Dr (08-26-306-006); 750 Richard Ln (08-26-301-046);
750 Richard Ln (08-26-301-044); 720 Richard Ln (08-26-301-047); and
750 Richard Ln (08-26-301-045)

all in the Village of Elk Grove Village, Illinois

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION FOR STREAM DATA CENTERS CAMPUS ORD3 AND VACATING THE VERA LANE RIGHT OF WAY AND PART OF THE ROPPOLO DRIVE RIGHT OF WAY

(STREAM U.S. DATA CENTERS, L.L.C. – PHASE 2)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A (“**Property**”); and

WHEREAS, Stream U.S. Data Center, L.L.C., through its affiliate, SDC CHI III, LLC, a Delaware limited liability company (collectively, “**Developer**”), will be the Property’s owner upon this Ordinance’s effective date; and

WHEREAS, Developer submitted an application (“**Application**”) seeking approval of a final plat of subdivision to consolidate portions of the Property (“**Phase 2 Property**”) into a single lot of record and to vacate the Vera Lane right of way and part of the Roppolo Drive right of way (collectively, the “**ROW**”), all as depicted on the final plat of subdivision attached to this ordinance as Exhibit B (“**Phase 2 Plat**”); and

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-91-1) authorizes the Village to vacate streets and portions thereof upon finding that the vacation will serve the public interest; and

WHEREAS, the Property is adjacent and or contiguous to the ROW; and

WHEREAS, after publishing notice on August 26, 2023, the Village Board conducted a public hearing on September 12, 2023 to consider the Developer’s ROW vacation request; and

WHEREAS, the Village Board has determined that (a) the village’s ownership of the ROW is not necessary, appropriate, or required; (b) the ROW provides no public benefit in its current location, (c) the public interest will be served by vacating the ROW and conveying the ROW to the Developer; and (d) vacating the ROW will relieve the Village of the burden and responsibility of maintaining the ROW in the future; and

WHEREAS, the Village finds that it is in the Village’s best interests to approve the Application and that doing so will promote the public health, safety, and welfare; and

WHEREAS, the Developer and the Village also entered into a Pre-Annexation and Development Agreement (“**Annexation Agreement**”) on or about September 12, 2023 governing the Property’s future development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. FINAL PLATS APPROVED; AUTHORITY. The final plat of subdivision attached to this Ordinance as Exhibit B is hereby approved. The Mayor and Village Clerk are authorized and directed to execute on the Village’s behalf the Phase 2 Plat in accordance with Section 2.3 of the Annexation Agreement. The Village Clerk is authorized and directed to record the Phase 2 Plat with the Office of the Cook County Clerk, Recordings Division, in accordance with the procedures set forth in Section 2.3 of the Annexation Agreement. The Village Manager is authorized to take all actions to implement this Ordinance’s terms.

SECTION 3. ROW VACATION.

A. Vacation Approved. The Developer’s petition to vacate the ROW is hereby approved.

B. Title Conveyed. In exchange for the Consideration, as defined in Section 3.C, and other good and valuable consideration, title to the ROW shall pass to the Developer on this Ordinance’s effective date.

C. Consideration. In consideration of the Village vacating the ROW and conveying the ROW’s title to the Developer, the Developer agrees that the Village shall not be responsible for maintaining the ROW, and the Village Board of Trustees hereby determines that savings accruing to the Village by not having to maintain the ROW equals the ROW’s fair market value.

SECTION 4. REPEALER. All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION 5. PUBLICATION. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) the Phase 2 Property’s annexation into the Village.

[intentionally left blank]

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 1 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2(EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183;

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION;

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

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721 Roppolo Dr (08-26-306-006); 750 Richard Ln (08-26-301-046);
750 Richard Ln (08-26-301-044); 720 Richard Ln (08-26-301-047); and
750 Richard Ln (08-26-301-045)

all in the Village of Elk Grove Village, Illinois

**PLAT OF CONSOLIDATION NO. 2
OF
Stream Data Centers Campus ORD3**

BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND RECONSIDERED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ELEMENTARY SCHOOL DISTRICT 02 99
MILWAUKEE HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT 214
HARMER COMMUNITY COLLEGE DISTRICT 113

DATED AT _____ THIS _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AS SUCH CONVEYED, APPLICABLE BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND NATURAL SEAL.

THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC SIGNATURE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND DUPAGE) SS

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS THIS _____ DAY OF _____, A.D. _____

BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____, A.D.

REGISTERED PROFESSIONAL ENGINEER OWNER
BY: _____
STATE REGISTRATION NUMBER ITS: _____
REGISTRATION EXPIRATION DATE BY: _____ ITS: _____

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERTECH COMPANY, AND CABLE TELEVISION FRANCHISES, IF ANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN UPRON, ALONG AND UNDER THOSE PARTS OF THE LOTS HEREON INDICATED BY BROKEN LINES ON THIS PLAT AND MARKED "EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE, AND CABLE TV" OR MARKED "UTILITY" IN UPRON, ALONG AND UNDER THE STREETS, ROADS, BOLLIVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT WHERE NECESSARY TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, REPAIR, AND REMOVE EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, PUSH POLES, BRACES, ANCHOR GUYS, STUCCO, WIRES AND UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER NECESSARY ELECTRICAL FACILITIES FOR THE PURPOSES OF SERVING THE SUBDIVISION AND RESIDENTS AND OWNERS OF THE PROPERTY THEREIN, AND ADJOINING PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF REPAIR, LANE ACCESS THEREON, AND TO TRANSMIT AND DISTRIBUTE BY MEANS OF SAID ELECTRICAL EQUIPMENT, ELECTRICITY TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM AND REMOVE FROM THE TO THE SUCH TREES, SHRUBS AND SURFACE AS MAY BE REASONABLY ACCIDENT INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED OR SAID EASEMENT BE THE SAME MAY BE USED FOR GENERAL STORAGE, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH SAID EASEMENT FOR PUBLIC UTILITY PURPOSES. SAID EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN SEWER AND WATER DRAINAGE.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE

NICOR GAS COMPANY

ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ROADS, BOLLIVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT AND UPRON, ALONG AND UNDER THOSE PARTS OF THE LOTS HEREON INDICATED BY BROKEN LINES ON THIS PLAT AND MARKED "EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" OR MARKED "EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF GAS FACILITIES."

Cook County Department of Transportation and Highways (DoTH)
APPROVAL

APPROVED AND ACCEPTED

ILLINOIS BELL TELEPHONE COMPANY DATE: _____
TITLE: _____

NICOR DATE: _____
TITLE: _____

COMMONWEALTH EDISON COMPANY DATE: _____
TITLE: _____

COMCAST DATE: _____
TITLE: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LANDS INCLUDED IN THE PLAT, IF I HEREBY CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT 10:00 A.M. AND WAS RECORDED AS DOCUMENT _____.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188, HAVE SURVEYED AND SUBDIVIDED/CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 4 IN HOPKINCS LANE SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT FOR THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HEINZ LANDMEIER, BEING PART OF SECTIONS 36 AND 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722-83.

ALSO:
LOT 1 IN PLAT OF CONSOLIDATION NO. 1 OF STREAM DATA CENTERS CAMPUS ORD3, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. _____ IN COOK COUNTY, ILLINOIS.

TOGETHER WITH MEIN, LANE AND HOPKINCS DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOT 1 IN BLOCK 4 IN HOPKINCS LANE SUBDIVISION, AND TO LOT 1 IN SAID PLAT OF CONSOLIDATION NO. 1 OF STREAM DATA CENTERS CAMPUS ORD3.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE DESCRIBED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE K, AREA OF MINIMUM FLOOD HAZARD PER FIRM MAP COMMUNITY PANEL NO. 17521C0242 EFFECTIVE DATE AUGUST 19, 2009.

DATED THIS _____ DAY OF _____, A.D. 20____.

CHARLES W. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2014
VS COMPANY, L.P. PROFESSIONAL DESIGN FIRM NO. 18400902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
charlesw@cbi.com

Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.0300 voice
630.724.0366 fax
v366.com

Architects Sheehan Nagle Hartray Architects
33 West Monroe Street, Suite 900
Chicago, IL 60603
312-663-2900

NO.	DATE	DESCRIPTION
1	03-23	REVISED PER VILLAGE REVIEW
2	08-23	REVISED PER VILLAGE REVIEW

PLAT OF CONSOLIDATION NO. 2
Stream Data Centers Campus ORD3, Elk Grove Village, IL

DATE/TIME COMPLETED: 07-19-23	DRAWN BY: SPK, MAP	PROJECT MANAGER: CWS	SHEET NO: 2
FIELD WORK COMPLETED: N/A	CHECKED BY: CWS	SCALE: 1" = 40'	2 of 2

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION FOR STREAM
DATA CENTERS CAMPUS ORD3**

(STREAM U.S. DATA CENTERS, L.L.C. – PHASE 3)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A (“**Property**”); and

WHEREAS, Stream U.S. Data Center, L.L.C., through its affiliate, SDC CHI III, LLC, a Delaware limited liability company (collectively, “**Developer**”), will be the Property’s owner upon this Ordinance’s effective date; and

WHEREAS, Developer submitted an application (“**Application**”) seeking approval of a final plat of subdivision to consolidate the Property into a single lot of record all as depicted on the final plat of subdivision attached to this ordinance as Exhibit B (“**Phase 3 Plat**”); and

WHEREAS, the Village finds that it is in the Village’s best interests to approve the Application and that doing so will promote the public health, safety, and welfare; and

WHEREAS, the Developer and the Village also entered into a Pre-Annexation and Development Agreement (“**Annexation Agreement**”) on or about September 12, 2023 governing the Property’s future development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. FINAL PLATS APPROVED; AUTHORITY. The final plat of subdivision attached to this Ordinance as Exhibit B is hereby approved. The Mayor and Village Clerk are authorized and directed to execute on the Village’s behalf the Phase 3 Plat in accordance with Section 2.3 of the Annexation Agreement. The Village Clerk is authorized and directed to record the Phase 3 Plat with the Office of the Cook County Clerk, Recordings Division, in accordance with the procedures set forth in Section 2.3 of the Annexation Agreement. The Village Manager is authorized to take all actions to implement this Ordinance’s terms.

SECTION 3. REPEALER. All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION 4. PUBLICATION. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) this Ordinance being recorded with the Office of the Cook County Clerk, Recordings Division.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 1 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2(EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183;

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION;

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

Addresses and P.I.Ns.:

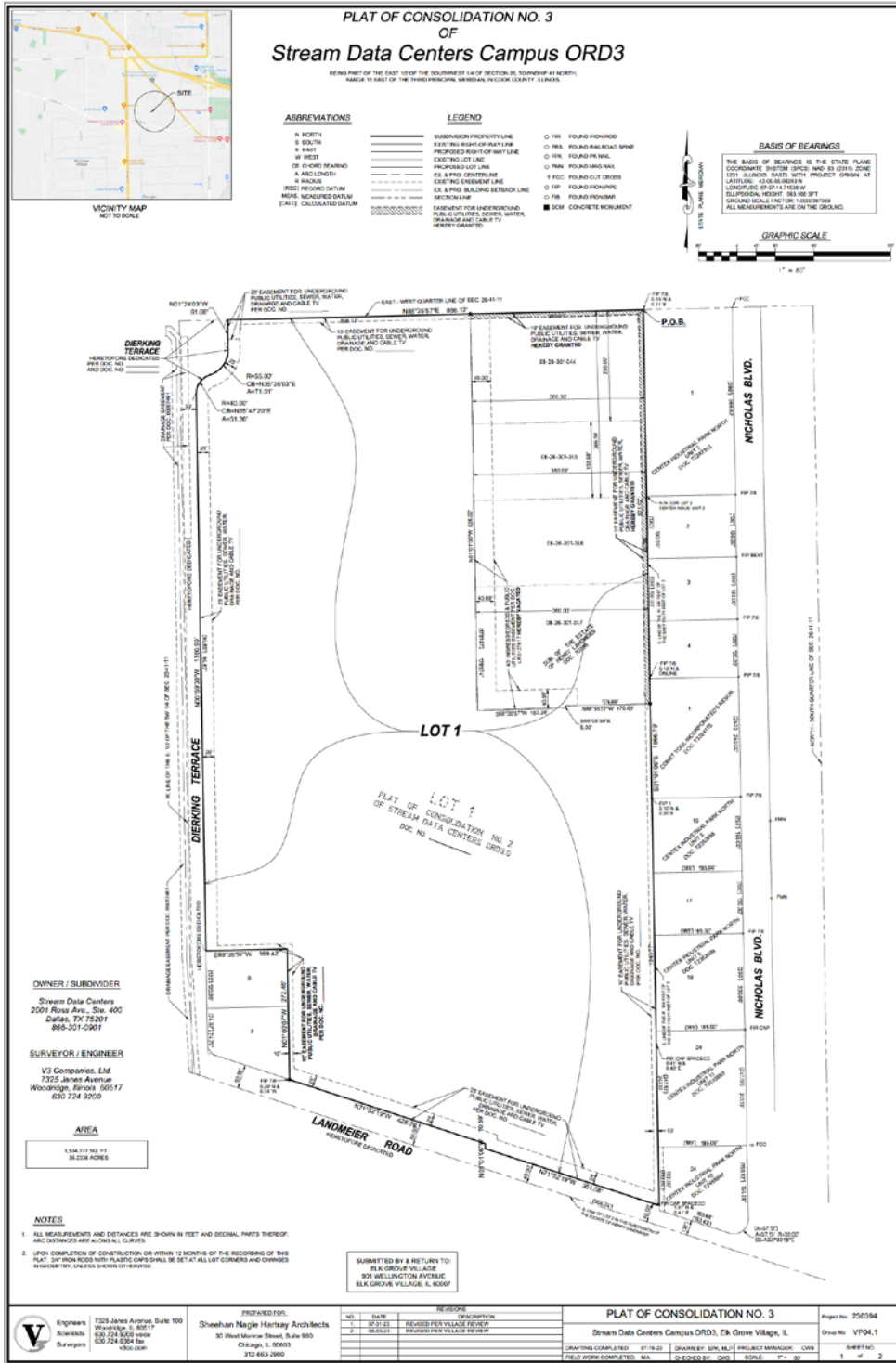
751 Roppolo Dr (08-26-308-001); 761 Roppolo Dr (08-26-308-002);
809 Roppolo Dr (08-26-308-003); 815 Roppolo Dr (08-26-308-004);
817 Roppolo Dr (08-26-308-005); 851 Roppolo Dr (08-26-308-006);
905 Roppolo Dr (08-26-308-007); 802 Richard Ln (08-26-301-028);
804 Richard Ln (08-26-301-029); 808 Richard Ln (08-26-301-024);
812 Richard Ln (08-26-301-008); 814 Richard Ln (08-26-301-009);
818 Richard Ln (08-26-301-010); 900 Richard Ln (08-26-301-011);
906 Richard Ln (08-26-301-012); 801 Richard Ln (08-26-301-013);
805 Richard Ln (08-26-301-014); 809 Richard Ln (08-26-301-015);
809 Richard Ln (08-26-301-016); 823 Richard Ln (08-26-301-017);
825 Richard Ln (08-26-301-018); 901 Richard Ln (08-26-301-019);
2110 Landmeier Rd (08-26-301-020); 701 Dierking Terrace (08-26-305-001);
703 Dierking Terrace (08-26-305-002); 705 Dierking Terrace (08-26-305-003);
707 Dierking Terrace (08-26-305-004); 717 Dierking Terrace (08-26-305-005);
777 Dierking Terrace (08-26-305-006); 801 Dierking Terrace (08-26-307-001);
805 Dierking Terrace (08-26-307-002); 809 Dierking Terrace (08-26-307-003);
913 Dierking Terrace (08-26-307-004); 700 Roppolo Dr (08-26-305-007);

704 Roppolo Dr (08-26-305-008); 708 Roppolo Dr (08-26-305-009);
712 Roppolo Dr (08-26-305-010); 716 Roppolo Dr (08-26-305-011);
720 Roppolo Dr (08-26-305-012); 800 Roppolo Dr (08-26-307-007);
804 Roppolo Dr (08-26-307-008); 808 Roppolo Dr (08-26-307-009);
812 Roppolo Dr (08-26-307-010); 816 Roppolo Dr (08-26-307-011);
900 Roppolo Dr (08-26-307-012); 701 Roppolo Dr (08-26-306-001);
707 Roppolo Dr (08-26-306-002); 709 Roppolo Dr (08-26-306-003);
717 Roppolo Dr (08-26-306-004); 717 Roppolo Dr (08-26-306-005);
721 Roppolo Dr (08-26-306-006); 750 Richard Ln (08-26-301-046);
750 Richard Ln (08-26-301-044); 720 Richard Ln (08-26-301-047); and
750 Richard Ln (08-26-301-045)

all in the Village of Elk Grove Village, Illinois

Exhibit B

Phase 3 Plat



**PLAT OF CONSOLIDATION NO. 3
OF
Stream Data Centers Campus ORD3**

BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED/CONSOLIDATED AS INCLOSED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STATUTE AND TITLE THEREIN INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED HEREON, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ELEMENTARY SCHOOL DISTRICT 0058
ARLINGTON HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT 214
HAWPER COMMUNITY COLLEGE DISTRICT 01

DATED AT _____ THIS _____ DAY OF _____ A.D. 20____

BY _____ ATTEST _____
TITLE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SAID OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC SIGNATURE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTIES OF COOK AND DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS THIS _____ DAY OF _____ A.D. _____

BY _____ MAYOR ATTEST _____ VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION ON ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, APPROPRIATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINAGE WHICH THE SUBDIVISOR HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. _____

REGISTERED PROFESSIONAL ENGINEER _____ OWNER _____
BY _____
STATE REGISTRATION NUMBER _____ ITS _____
REGISTRATION EXPIRATION DATE _____ BY _____ ITS _____

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERTECH COMPANY, AND CABLE TELEVISION FRENDSHIRE, IF ANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN LATER ALIENS AND UNDER THOSE PARTS OF THE LOTS HEREIN INDICATED BY BROKEN LINES ON THIS PLAT AND MARKED "EASEMENT" FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" IN LATER ALIENS, AND UNDER THE STREETS, SQUARES, BOLLARDS, LARKS, TRENDS AND PUBLIC PLACES SHOWN ON THIS PLAT WHERE NECESSARY TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW, AND REMOVE EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, PUMP HOUSES, BRACKETS, ANCHOR BOLTS, SLACK, WIRES AND UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER NECESSARY ELECTRICAL FACILITIES FOR THE PURPOSES OF SERVING THE SUBDIVISION AND RESIDENTS AND OWNERS OF THE PROPERTY THEREIN, AND ADJOINING PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS THEREOF AND TO TRANSMIT AND DISTRIBUTE BY MEANS OF SAID ELECTRICAL EQUIPMENT, ELECTRICITY TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM AND REMOVE FROM THE TO THE, SUCH TREES, BUSHES AND SPRINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES, AND TO PLACE AND MAINTAIN THEREON PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR GARDENING, SHRUBS, LANDSCAPING AND OTHER PURPOSES, THAT DO NOT INTERFERE WITH SAID EASEMENT FOR PUBLIC UTILITY PURPOSES. SAID EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN SEWER AND WATERLINES.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE
INCOB GAS COMPANY

ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ROADS, BOULEVARDS, LINES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT AND IN LATER ALIENS, AND UNDER THOSE PARTS OF THE LOTS HEREIN INDICATED BY BROKEN LINES ON THIS PLAT AND MARKED "EASEMENT" FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" SAID EASEMENT IS FOR REINSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF GAS FACILITIES.

APPROVED AND ACCEPTED

ILLINOIS BELL TELEPHONE COMPANY
BY _____ DATE _____
TITLE _____

INCOB
BY _____ DATE _____
TITLE _____

COMMONWEALTH EDISON COMPANY
BY _____ DATE _____
TITLE _____

COMCAST
BY _____ DATE _____
TITLE _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NOTED GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLOSED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT ILLINOIS
THIS _____ DAY OF _____, 20____

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK P.M. AND WAS RECORDED AS DOCUMENT NO. _____

RECORDER OF DEEDS

REVISIONS TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30-2188, HEREBY REDEEMATE THE VILLAGE CLERK OF THE VILLAGE OF ELK GROVE VILLAGE TO RECORD THIS PLAT OF CONSOLIDATION NO. 3 WITH THE COOK COUNTY RECORDER OF DEEDS AND FURNISHING OF THIS. THIS DOCUMENT IS SUBMITTED UNDER THE RIGHT TO SUBDIVIDE SUCH RECORDING UNDER CHAPTER 106, SECTION 1 OF THE ILLINOIS RELEVANT STATUTES.

DATED THIS 3RD DAY OF AUGUST, A.D. 2022.

CHARLES W. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30-2188
MY LICENSE EXPIRES ON NOVEMBER 30, 2024
150 COMPANIES LTD. PROFESSIONAL DESIGN FIRM NO. 18400002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025
cbw@cbw.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30-2188, HAVE SURVEYED AND SUBDIVIDED/CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST 30.00 FEET OF THE EAST 73.21 FEET OF LOT 2 (EXCEPT THE SOUTHERLY 60 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANGRISH, BEING PART OF SECTIONS 28 AND 29, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 7008, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 30.00 FEET OF THE EAST 73.21 FEET OF SAID LOT 2; THENCE SOUTH 81 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE EAST 73.21 FEET OF SAID LOT 2 A DISTANCE OF 421.02 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 OF STREAM DATA CENTERS CAMPUS ORD3 PLAT OF CONSOLIDATION NO. 2 (SEE DOC. NO. _____) THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 1: 1) SOUTH 89 DEGREES 28 MINUTES BY SECONDS WEST 78.84 FEET; 2) SOUTH 80 DEGREES 28 MINUTES 39 SECONDS EAST 3.30 FEET; 3) SOUTH 88 DEGREES 58 MINUTES BY SECONDS WEST 10.24 FEET; 4) NORTH 81 DEGREES 51 MINUTES BY SECONDS WEST 30.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 30 MINUTES BY SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 30.31 FEET TO THE PLACE OF BEGINNING.

ALSO:
LOT 1 IN PLAT OF CONSOLIDATION NO. 2 OF STREAM DATA CENTERS CAMPUS ORD3, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. _____ IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS DILATED WITHIN 1/32 MILES OF THE CORNER LIMITS OF THE VILLAGE OF ELK GROVE VILLAGE WHICH HAS ADOPTED A COMPENSATING PLAN AND PARCELS IS DETERMINED BY THE ZONING POWERS AUTHORIZED BY DIVISION 13 OF ARTICLE 4 OF ILLINOIS MUNICIPAL CODE AS REPEALED AND REPEALER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE 1, AREAS OF MINIMUM FLOOD HAZARD PER FIRM MAP "COMMUNITY PLAN, NO. 10702001A" EFFECTIVE DATE AUGUST 10, 2006.

DATED THIS 3RD DAY OF AUGUST, A.D. 2022.

CHARLES W. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30-2188
MY LICENSE EXPIRES ON NOVEMBER 30, 2024
150 COMPANIES LTD. PROFESSIONAL DESIGN FIRM NO. 18400002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025
cbw@cbw.com

Engineers 7225 Janes Avenue, Suite 100
Naperville, IL 60563
Scientists 830 724 5000 voice
830 724 0386 fax
v30a.com

PREPARED FOR:
Sheehan Nagle Hartray Architects
30 West Monroe Street, Suite 900
Chicago, IL 60663
312.463.2900

NO.	DATE	REVISION
1	03-21-23	REVISED PER VILLAGE REVIEW
2	04-03-23	REVISED PER VILLAGE REVIEW

PLAT OF CONSOLIDATION NO. 3

Stream Data Centers Campus ORD3, Elk Grove Village, IL

Project No: 2330394
Grade No: VP04.1

DRAFTING COMPLETED 07-13-23 DRAWN BY: SPK, MFP PROJECT MANAGER: CWB
FIELD WORK COMPLETED NA CHECKED BY: DDB SCALE: 1"= 60'

SHEET NO. 2 OF 2

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE
PRELIMINARY PLAT OF RESUBDIVISION FOR STREAM DATA
CENTERS CAMPUS ORD3 AND A SUBDIVISION CODE VARIANCE

(STREAM U.S. DATA CENTERS, L.L.C.)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. (“**Developer**”) is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A and depicted on Exhibit B (“**Property**”); and

WHEREAS, Developer submitted an application seeking approval of a preliminary plat of subdivision to divide the Property into four (4) lots and a variance to Village Code Section 8-12A-2(B)(6)(a) to allow additional time to seek approval of a final plat of subdivision (collectively, the “**Application**”); and

WHEREAS, on August 21, 2023, the Plan Commission reviewed the Application and unanimously recommended that the Application be approved by the Village Board; and

WHEREAS, the Village finds that it is in the Village’s best interests to approve the Application and that doing so will promote the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, in exercise of its home rule powers, as follows:

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. PRELIMINARY PLAT APPROVED. The Village hereby approves the Preliminary Plat of Stream Data Centers Campus ORD3 Resubdivision attached hereto as Exhibit B (“**Preliminary Plat**”). The Mayor and Village Clerk are authorized to sign the Preliminary Plat on the Village’s behalf.

SECTION 3. VARIANCE APPROVED. The Village hereby approves a variance to Village Code Section 8-12A-2(B)(6)(a) to allow up to ten (10) years from this Ordinance’s effective date to submit an application seeking approval of a final subdivision plat for the Property.

SECTION 4. REPEALER. All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION 5. PUBLICATION. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect (a) from and after its approval in accordance with the law; and (b) after the Property's annexation into the Village.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 1 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2(EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183;

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION;

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

Addresses and P.I.Ns.:

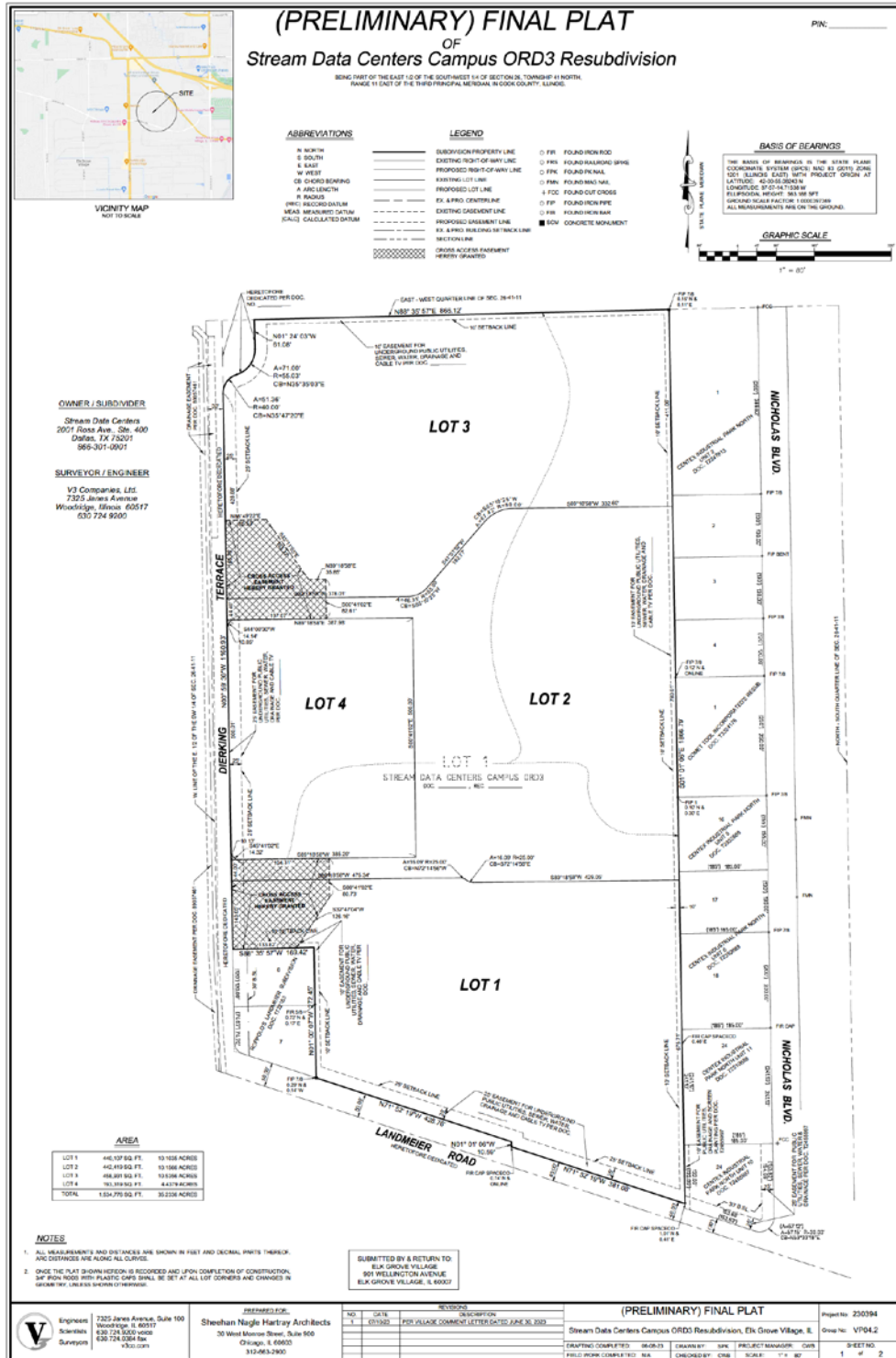
751 Roppolo Dr (08-26-308-001); 761 Roppolo Dr (08-26-308-002);
809 Roppolo Dr (08-26-308-003); 815 Roppolo Dr (08-26-308-004);
817 Roppolo Dr (08-26-308-005); 851 Roppolo Dr (08-26-308-006);
905 Roppolo Dr (08-26-308-007); 802 Richard Ln (08-26-301-028);
804 Richard Ln (08-26-301-029); 808 Richard Ln (08-26-301-024);
812 Richard Ln (08-26-301-008); 814 Richard Ln (08-26-301-009);
818 Richard Ln (08-26-301-010); 900 Richard Ln (08-26-301-011);
906 Richard Ln (08-26-301-012); 801 Richard Ln (08-26-301-013);
805 Richard Ln (08-26-301-014); 809 Richard Ln (08-26-301-015);
809 Richard Ln (08-26-301-016); 823 Richard Ln (08-26-301-017);
825 Richard Ln (08-26-301-018); 901 Richard Ln (08-26-301-019);
2110 Landmeier Rd (08-26-301-020); 701 Dierking Terrace (08-26-305-001);
703 Dierking Terrace (08-26-305-002); 705 Dierking Terrace (08-26-305-003);
707 Dierking Terrace (08-26-305-004); 717 Dierking Terrace (08-26-305-005);
777 Dierking Terrace (08-26-305-006); 801 Dierking Terrace (08-26-307-001);
805 Dierking Terrace (08-26-307-002); 809 Dierking Terrace (08-26-307-003);
913 Dierking Terrace (08-26-307-004); 700 Roppolo Dr (08-26-305-007);

704 Roppolo Dr (08-26-305-008); 708 Roppolo Dr (08-26-305-009);
712 Roppolo Dr (08-26-305-010); 716 Roppolo Dr (08-26-305-011);
720 Roppolo Dr (08-26-305-012); 800 Roppolo Dr (08-26-307-007);
804 Roppolo Dr (08-26-307-008); 808 Roppolo Dr (08-26-307-009);
812 Roppolo Dr (08-26-307-010); 816 Roppolo Dr (08-26-307-011);
900 Roppolo Dr (08-26-307-012); 701 Roppolo Dr (08-26-306-001);
707 Roppolo Dr (08-26-306-002); 709 Roppolo Dr (08-26-306-003);
717 Roppolo Dr (08-26-306-004); 717 Roppolo Dr (08-26-306-005);
721 Roppolo Dr (08-26-306-006); 750 Richard Ln (08-26-301-046);
750 Richard Ln (08-26-301-044); 720 Richard Ln (08-26-301-047); and
750 Richard Ln (08-26-301-045)

all in the Village of Elk Grove Village, Illinois

Exhibit B

Preliminary Plat of Subdivision



OWNER / SUBDIVIDER
Stream Data Centers
2077 Rock Ave. Ste. 400
Dallas, TX 75201
989-301-0001

SURVEYOR / ENGINEER
V3 Companies, LLC
7325 James Avenue
Woodridge, Illinois 60517
630-724-9000

LOT 1

LOT 2

LOT 3

LOT 4

STREAM DATA CENTERS CAMPUS ORD3
SEC. 10, T11N, R11E, S10W

AREA

LOT 1	446,137 SQ. FT.	10.1638 ACRES
LOT 2	462,419 SQ. FT.	10.5986 ACRES
LOT 3	466,891 SQ. FT.	10.6586 ACRES
LOT 4	161,814 SQ. FT.	3.6978 ACRES
TOTAL	1,537,261 SQ. FT.	35.1188 ACRES

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- ONCE THE PLAT IS SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" FROM NOSES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN CORNERITY, UNLESS SHOWN OTHERWISE.

SUBMITTED BY & RETURN TO:
ELK GROVE VILLAGE
901 WELLINGTON AVENUE
ELK GROVE VILLAGE, IL 60007

DESIGNER
Sheehan Nagle Hartley Architects
30 West Monroe Street, Suite 500
Chicago, IL 60603
312.666.2900

REVISIONS

NO.	DATE	DESCRIPTION
1	02/10/20	FOR VILLAGE COMMENT LETTER DATED JUNE 30, 2020

(PRELIMINARY) FINAL PLAT

Stream Data Centers Campus ORD3 Resubdivision, Elk Grove Village, IL

DRAFTING COMPLETED: 8/26/23
FIELD WORK COMPLETED: N/A

DRAWN BY: MPA
CHECKED BY: CSB

PROJECT MANAGER: CWS
SCALE: 1" = 80'

Project No: 250394
Group No: VP042
SHEET NO: 1 OF 2

(PRELIMINARY) FINAL PLAT
OF
Stream Data Centers Campus ORD3 Resubdivision

BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND DUNAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF
ELK GROVE VILLAGE, ILLINOIS THIS ____ DAY OF _____, A.D.
BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND DUNAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS
AT A MEETING HELD ON THE ____ DAY OF _____, A.D. 2023.
BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH
SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH
THE SUBDIVISOR HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED
ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS ____ DAY OF _____, A.D. 2023.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN
THE ANNEXED PLAT, AND THAT HE HAS GRANTED THE SHARE TO BE SURVEYED AND
SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH,
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE
THEREIN INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE
BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN
THE LIMITS OF
ELEMENTARY SCHOOL DISTRICT 00-89
ARLINGTON HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT 214
HAWPER COMMUNITY COLLEGE DISTRICT 212

DATED AT _____ THIS ____ DAY OF _____, A.D. 2023.

BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN
THE STATE OF _____, DO HEREBY CERTIFY THAT
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH PERSONS APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, A.D. 2023.

NOTARY PUBLIC SIGNATURE

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMERCIAL HEALTH ESSION
COMPANY, AMERITECH COMPANY, AND CABLE TELEVISION FRANCHISOR, IF ANY, THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS, IN UTILITIES ALONG AND UNDER THOSE PARTS OF
THE LOTS HEREON INDICATED BY BROWN LINES ON THIS PLAT AND MARKED
"EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" AND IN UTILITIES ALONG AND UNDER THE STREETS, ROADS, BOULEVARD, LAMES, DRIVES
AND PUBLIC PLACES SHOWN ON THIS PLAT WHERE NECESSARY TO INSTALL, CONSTRUCT,
LAY, MAINTAIN, OPERATE, RELOCATE, REPAIR, AND REMOVE EQUIPMENT, CONDUITS OF
POLES, POLE STRUCTURES, PUSH POLES, BRACES, ANCHOR GUYE, STAYS, WIRES AND
UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER NECESSARY ELECTRICAL
FACILITIES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND RESIDENTS AND
OWNERS OF THE PROPERTY THEREIN, AND ADJOINING PROPERTY WITH ELECTRIC AND
TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF ACCESS AND CROSS THEREOF AND
TO TRANSMIT AND TRANSMIT BY MEANS OF RADIO-ELECTRIC EQUIPMENT, ELECTRICITY TO
BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM
AND REMOVE FROM THE TO THE SUCH TREES, SHRUBS, AND SHRUBS AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH
FACILITIES, NO PERMANENT BURDEN SHALL BE PLACED ON SAID EASEMENT BUT THE
SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT
DO NOT INTERFERE WITH AND EASEMENT FOR PUBLIC UTILITY PURPOSES. SAID EASEMENT
IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE, TO
INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, LAME MAINTAIN SEWER AND WATERMAIN.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE
NICOR GAS COMPANY
ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ROADS, BOULEVARD, LAMES, DRIVES AND
PUBLIC PLACES SHOWN ON THIS PLAT AND IN UTILITIES ALONG AND UNDER THOSE PARTS OF
THE LOTS HEREON INDICATED BY BROWN LINES ON THIS PLAT AND MARKED
"EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" SAID EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL
OF GAS FACILITIES.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF THE LOTS,
THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNATES OVER THE LOTS
AS SHOWN HEREON FOR PERPETUAL PEDESTRIAN USE, PEDESTRIAN INGRESS AND
EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR
INGRESS AND EGRESS OVER THE PAVED HIGHWAY WITHIN SAID EASEMENT AREA.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
GENERAL TAXES, NO UNPAID PROPERTY TAXES, AND NO REDEEMABLE TAX SALES AGAINST
ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL
STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT
ILLINOIS
THIS ____ DAY OF _____, A.D. 2023.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY,
ILLINOIS, ON THE ____ DAY OF _____, 2023, AT 07:00 O'CLOCK, A.M. AND WAS
RECORDED.

ALL DOCUMENT _____
RECORDED OF DEEDS _____

Cook County Department of Transportation and Highways (DoTH)
APPROVAL

NO. _____ DATE _____ DESCRIPTION _____
1. _____ PER VILLAGE COMMENT LETTER DATED JUNE 30, 2023

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUNAGE)
THIS IS TO CERTIFY THAT CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN STREAM DATA CENTERS CAMPUS ORD3 BEING PART OF SECTION 26, TOWNSHIP 41
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
HEREOF RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER _____

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS
BETTER DESCRIBED BY REFERENCE TO THE CORNER MARKS OF THE VILLAGE OF ELK GROVE
VILLAGE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXTENDING THE
SPECIAL POWERS AUTHORIZED BY SECTION 13 OF ARTICLE 8 OF ILLINOIS STATUTES, COOK
AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID
SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE
MONUMENTS ARE REQUIRED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE A, AREA OF
MODERATE FLOOD HAZARD PER FEMA MAP (COMMUNITY PANEL NO. 15120C04) EFFECTIVE
DATE AUGUST 18, 2006.
DATED THIS ____ DAY OF _____, A.D. 2023.

CHARLES W. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2024
VJ CONSULTING, LTD., PROFESSIONAL DESIGN FIRM NO. 184000002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
CHARTOZ@VJCO.COM



V Engineers 7325 Janes Avenue, Suite 100
Schaumburg, IL 60197
630.724.3000 ext. 401
630.724.3388 fax
VJCO.COM

PREPARED BY:
Sheehan Nagle Hartrey Architects
30 West Monroe Street, Suite 903
Chicago, IL 60603
312.963-2900

NO.	DATE	DESCRIPTION
1	06/08/23	PER VILLAGE COMMENT LETTER DATED JUNE 30, 2023

(PRELIMINARY) FINAL PLAT

Stream Data Centers Campus ORD3 Resubdivision, Elk Grove Village, IL

DRAWING COMPLETED: 06-08-23 DRAWN BY: SPK PROJECT MANAGER: CWS
FIELD WORK COMPLETED: NA CHECKED BY: FWS SCALE: 1" = 60' SHEET NO. 2 OF 2

Project No: 230304
Draw No: VP04.2

ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIATIONS TO THE VILLAGE OF ELK GROVE
VILLAGE ZONING ORDINANCE AND SUBDIVISION ORDINANCE AND
APPROVING A SPECIAL USE PERMIT FOR AN ELECTRIC SUBSTATION**

(STREAM U.S. DATA CENTERS, L.L.C.)

WHEREAS, the Village of Elk Grove Village (“**Village**”) is an Illinois home rule municipality organized and operating under the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Stream U.S. Data Centers, L.L.C. (“**Developer**”) is a Texas limited liability company and the contract purchaser of certain property generally located north Landmeier Road, south of Vera Lane, east of Dierking Terrace, and west of the properties located immediately east of Richard Lane, which property is legally described on Exhibit A (“**Property**”); and

WHEREAS, Developer proposes to annex the Property into the Village and redevelop the Property as a 4-lot data center campus containing up to 3 data center lots and 1 electric substation lot (collectively, the “**Development**”), all as generally depicted on the preliminary plat of subdivision attached as Exhibit B (“**Plat**”) and the preliminary engineering plan attached as Exhibit C (“**Site Plan**”); and

WHEREAS, in support of the Development, Developer submitted an application (“**Application**”) seeking approval of (a) variations to the Village’s Zoning Ordinance; (b) a variation to the Village’s Subdivision Ordinance; and (c) a special use permit authorizing the construction and operation of an electric substation Lot 4 of the Property, as depicted on the Plat (“**Lot 4**”); and

WHEREAS, after proper notice, on August 21, 2023, the Village Plan Commission conducted a public hearing to consider the Developer’s request for approval of Zoning Ordinance variations and a special use permit authorizing the electric substation; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission unanimously recommended that the Village Board approve the Developer’s requested Zoning Ordinance variations and the special use permit; and

WHEREAS, the Village finds that it is in the Village’s best interests to approve the Application and that doing so will promote the public health, safety, and welfare;

WHEREAS, the Developer and the Village also entered into a Pre-Annexation and Development Agreement (“**Annexation Agreement**”) on or about September 12, 2023 governing the Property’s future development; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, in exercise of its home rule powers, as follows:

R

SECTION 1. RECITALS AND EXHIBITS. The recitals set forth above and all exhibits attached to this Ordinance are incorporated in this Section as if fully set forth herein.

SECTION 2. VARIATIONS APPROVED. Pursuant to the public hearing and findings of the Plan Commission, the Village Board hereby approves the following variations from the Village Code:

- a. A variation to Zoning Ordinance Section 7-1 to increase the allowable floor area ratio from 0.8 to 2.0 for Lot 1 as generally depicted on the Plat (“**Lot 1**”), Lot 2 as generally depicted on the Plat (“**Lot 2**”), and Lot 3 as generally depicted on the Plat (“**Lot 3**”).
- b. A variation to Zoning Ordinance Section 4-4-1 to reduce the number of required loading docks on the Property as follows:
 - i. Reduce the number of required loading docks located on Lot 1 from 9 loading docks to 4 loading docks;
 - ii. Reduce the number of required loading docks located on Lot 2 from 10 loading docks to 4 loading docks; and
 - iii. Reduce the number of required loading docks located on Lot 3 from 9 loading docks to 4 loading docks.
- c. A variation to Zoning Ordinance Section 7E-9A to allow security fencing measuring up to 8 feet in height to be located within the Property’s required front yard setbacks.
- d. A variation to Zoning Ordinance Section 7-1 to increase the allowable building height from 60 feet to 120 feet on Lot 1, Lot 2, and Lot 3.
- e. A variation to Zoning Ordinance Sections 3-7-E.4 and 4-3-C.2 to allow interior parking, driveways, and loading areas located on Lot 4 to be compacted gravel, with the exception of the driveway apron.
- f. A variation to Zoning Ordinance Sections 7-1, 3-6.B, and 3-7.D to authorize the height and number of principal and accessory structures located on Lot 4 and generally depicted on the Site Plan, including, without limitation, lightening structures measuring approximately 86 feet tall.
- g. A variation to Zoning Ordinance Section 7-1 to reduce the minimum building size on Lot 4 to less than 25% of the overall lot area for Lot 4.

- h. A variation to Zoning Ordinance 4-3:C-6 to waive the lighting requirement for off-street parking for Lot 4.
- i. A variation to Village Code Section 8-12B-1-1A(3)e to allow a dead end street – Dierking Terrace – measuring approximately 1,528 feet in length, as generally depicted in the Site Plan.

SECTION 3. SPECIAL USE APPROVED. Pursuant to the public hearing and findings of the Plan Commission, the Village Board hereby approves a special use permit to construct and operate an electric substation on Lot 4.

SECTION 4. APPROVAL CONDITIONS. The approvals granted by this Ordinance are subject to the conditions contained in the Annexation Agreement.

SECTION 5. REPEALER. All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION 6. PUBLICATION. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after (a) its approval in accordance with the law; and (b) the Property’s annexation into the Village.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 12th day of September, 2023.

APPROVED this 12th day of September, 2023.

APPROVED:

 Mayor Craig B. Johnson
 Village of Elk Grove Village

ATTEST:

 Loretta M. Murphy, Village Clerk
 Village of Elk Grove Village

PUBLISHED this _____ day of September, 2023 in pamphlet form.

Exhibit A

Legal Description of Property

LOTS 1 THROUGH 6 IN BLOCK 1, LOTS 1 THROUGH 7 IN BLOCK 2, LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 12 IN BLOCK 3, AND LOTS 1 THROUGH 12 IN BLOCK 4, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2(EXCEPT FOR THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS, 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8TH, 1957 AS DOCUMENT NUMBER 1722183;

TOGETHER WITH VERA LANE, LEE LANE, LANDMEIER ROAD AND ROPPOLO DRIVE IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOTS IN BLOCKS DEDICATED BY SAID SUBDIVISION;

AND

THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 2, 1917 AS DOCUMENT NUMBER 70396.

Addresses and P.I.Ns.:

751 Roppolo Dr (08-26-308-001); 761 Roppolo Dr (08-26-308-002);
809 Roppolo Dr (08-26-308-003); 815 Roppolo Dr (08-26-308-004);
817 Roppolo Dr (08-26-308-005); 851 Roppolo Dr (08-26-308-006);
905 Roppolo Dr (08-26-308-007); 802 Richard Ln (08-26-301-028);
804 Richard Ln (08-26-301-029); 808 Richard Ln (08-26-301-024);
812 Richard Ln (08-26-301-008); 814 Richard Ln (08-26-301-009);
818 Richard Ln (08-26-301-010); 900 Richard Ln (08-26-301-011);
906 Richard Ln (08-26-301-012); 801 Richard Ln (08-26-301-013);
805 Richard Ln (08-26-301-014); 809 Richard Ln (08-26-301-015);
809 Richard Ln (08-26-301-016); 823 Richard Ln (08-26-301-017);
825 Richard Ln (08-26-301-018); 901 Richard Ln (08-26-301-019);
2110 Landmeier Rd (08-26-301-020); 701 Dierking Terrace (08-26-305-001);
703 Dierking Terrace (08-26-305-002); 705 Dierking Terrace (08-26-305-003);
707 Dierking Terrace (08-26-305-004); 717 Dierking Terrace (08-26-305-005);
777 Dierking Terrace (08-26-305-006); 801 Dierking Terrace (08-26-307-001);
805 Dierking Terrace (08-26-307-002); 809 Dierking Terrace (08-26-307-003);
913 Dierking Terrace (08-26-307-004); 700 Roppolo Dr (08-26-305-007);

704 Roppolo Dr (08-26-305-008); 708 Roppolo Dr (08-26-305-009);
712 Roppolo Dr (08-26-305-010); 716 Roppolo Dr (08-26-305-011);
720 Roppolo Dr (08-26-305-012); 800 Roppolo Dr (08-26-307-007);
804 Roppolo Dr (08-26-307-008); 808 Roppolo Dr (08-26-307-009);
812 Roppolo Dr (08-26-307-010); 816 Roppolo Dr (08-26-307-011);
900 Roppolo Dr (08-26-307-012); 701 Roppolo Dr (08-26-306-001);
707 Roppolo Dr (08-26-306-002); 709 Roppolo Dr (08-26-306-003);
717 Roppolo Dr (08-26-306-004); 717 Roppolo Dr (08-26-306-005);
721 Roppolo Dr (08-26-306-006); 750 Richard Ln (08-26-301-046);
750 Richard Ln (08-26-301-044); 720 Richard Ln (08-26-301-047); and
750 Richard Ln (08-26-301-045)

all in the Village of Elk Grove Village, Illinois

(PRELIMINARY) FINAL PLAT
OF
Stream Data Centers Campus ORD3 Resubdivision

BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND DUNAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF
ELK GROVE VILLAGE, ILLINOIS THIS ____ DAY OF _____, A.D.
BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND DUNAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS
AT A MEETING HELD ON THE ____ DAY OF _____, A.D. 2023.
BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH
SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH
THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT EACH SURFACE WATER WILL NOT BE DEPOSITED
ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS ____ DAY OF _____, A.D. 2023.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN
THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND
SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH,
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE
THEREIN INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE
BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN
THE LIMITS OF
ELEMENTARY SCHOOL DISTRICT 00-89
ARLINGTON HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT 214
HAWPER COMMUNITY COLLEGE DISTRICT 212

DATED AT _____ THIS ____ DAY OF _____, A.D. 2023.

BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN
THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OFFICERS APPOINTED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, A.D. 2023.

NOTARY PUBLIC SIGNATURE

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMERCIAL HEALTH ESSION
COMPANY, AMERITECH COMPANY, AND CABLE TELEVISION FRANCHISERS, IF ANY, THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS, IN UTILITIES ALONG AND UNDER THOSE PARTS OF
THE LOTS HEREON INDICATED BY BROWN LINES ON THIS PLAT AND MARKED
"EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" AND IN UTILITIES ALONG AND UNDER THE STREETS, ROADS, BOULEVARD, LAMES, DRIVES
AND PUBLIC PLACES SHOWN ON THIS PLAT WHERE NECESSARY TO INSTALL, CONSTRUCT,
LAY, MAINTAIN, OPERATE, RELOCATE, REPAIR, AND REMOVE EQUIPMENT, CONDUITS OF
POLES, POLE STRUCTURES, PUSH POLES, BRACES, ANCHOR GUYE, STAYS, WIRES AND
UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER NECESSARY ELECTRICAL
FACILITIES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND RESIDENTS AND
OWNERS OF THE PROPERTY THEREIN, AND ADJOINING PROPERTY WITH ELECTRIC AND
TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF ACCESS AND CROSS THEREOF AND
TO TRAVEL AND DRIVE BY MEANS OF SUCH ELECTRICAL EQUIPMENT, ELECTRICITY TO
BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRAVEL
AND REMOVE FROM THE TO THE SUCH TREES, SHRUBS, AND SHRUBS AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH
FACILITIES, NO PERMANENT SIGNAGE SHALL BE PLACED ON SAID EASEMENT BUT THE
SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT
DO NOT INTERFERE WITH AND EASEMENT FOR PUBLIC UTILITY PURPOSES. SAID EASEMENT
IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE, TO
INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, LANE MAINTAIN SEWER AND WATERMAIN.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE
MOOR GAS COMPANY
ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ROADS, BOULEVARD, LAMES, DRIVES AND
PUBLIC PLACES SHOWN ON THIS PLAT AND IN UTILITIES ALONG AND UNDER THOSE PARTS OF
THE LOTS HEREON INDICATED BY BROWN LINES ON THIS PLAT AND MARKED
"EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE
TV" SAID EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL
OF GAS FACILITIES.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF THE LOTS,
THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNATES OVER THE LOTS
AS SHOWN HEREON FOR PERPETUAL PEDESTRIAN USE, PEDESTRIAN INGRESS AND
EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR
INGRESS AND EGRESS OVER THE PAVED HIGHWAY WITHIN SAID EASEMENT AREA.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
GENERAL TAXES, NO UNPAID PROPERTY TAXES, AND NO DELINQUENT TAX SALES AGAINST
ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL
STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT
ILLINOIS
THIS ____ DAY OF _____, A.D. 2023.

COUNTY CLERK

Cook County Department of Transportation and Highways (DoTH)
APPROVAL

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY,
ILLINOIS, ON THE ____ DAY OF _____, 2023, AT 07:00 O'CLOCK, A.M. AND WAS
RECORDED
ALL DOCUMENT _____
RECORDER OF DEEDS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUNAGE)
THIS IS TO CERTIFY THAT I, CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN STREAM DATA CENTERS CAMPUS ORD3 BEING PART OF SECTION 26, TOWNSHIP 41
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
HEREON RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER _____
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS
BETTER DESCRIBED BY REFERENCE TO THE CORNER MARKS OF THE VILLAGE OF ELK GROVE
VILLAGE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXTERIOR TO THE
SPECIAL BOUNDARIES AUTHORIZED BY SECTION 19 OF ARTICLE 8 OF ILLINOIS STATUTES, COOK
AS HERETOFORE AND HEREAFTER AMENDED.
I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID
SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE
MONUMENTS ARE REQUIRED.
I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE A, AREA OF
MODERATE FLOOD HAZARD PER FEMA MAP (COMMUNITY PANEL NO. 15120C044) EFFECTIVE
DATE AUGUST 18, 2006.
DATED THIS ____ DAY OF _____, A.D. 2023.

CHARLES W. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 CORPARELS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
CWBARTOZ@V3CO.COM



V Engineers 7325 Jovan Avenue, Suite 100
Schaumburg, IL 60197
630.724.3000 ext. 401
630.724.3388 ext. 402
630.724.3388 ext. 403

PREPARED BY:
Sheehan Nagle Hartrey Architects
30 West Monroe Street, Suite 903
Chicago, IL 60603
312.663-2900

NO.	DATE	REVISIONS
1	10/20/23	PER VILLAGE COMMENT LETTER DATED JUNE 30, 2023

(PRELIMINARY) FINAL PLAT

Stream Data Centers Campus ORD3 Resubdivision, Elk Grove Village, IL

DRAWING COMPLETED: 06-08-23 DRAWN BY: SPK PROJECT MANAGER: CWS
FIELD WORK COMPLETED: N/A CHECKED BY: FWS SCALE: 1" = 60'

Project No: 230304
Draw No: VP04.2
SHEET NO. 2 OF 2

