



2021002502

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL

RECORDED: 2/26/2021 10:50 AM  
REC FEE: 75.00

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS  
CITY OF DEKALB )

PAGES: 14

**CERTIFICATION**

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

**ORDINANCE 2021-004**

**APPROVING A FINAL PLAT OF RESUBDIVISION, AN AMENDED FINAL DEVELOPMENT PLAN, AND AMENDED DEVELOPMENT STANDARDS FOR GOLDFRAME, LLC FOR THE FACEBOOK PLANNED DEVELOPMENT SITE ALONG E. GURLER ROAD TO ACCOMMODATE A COMED SUBSTATION.**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 25<sup>th</sup> day of January 2021.

**WITNESS** my hand and the official seal of said City this 26<sup>th</sup> day of February 2021.

**RUTH A. SCOTT**, Executive Assistant



**Prepared by and Return to:**

City of DeKalb  
City Manager's Office  
Attention: Ruth A. Scott  
164 E. Lincoln Highway  
DeKalb, Illinois 60115

**ORDINANCE 2021-004**

**PASSED: JANUARY 25, 2021**

**APPROVING A FINAL PLAT OF RESUBDIVISION, AN AMENDED FINAL DEVELOPMENT PLAN, AND AMENDED DEVELOPMENT STANDARDS FOR GOLDFRAME, LLC FOR THE FACEBOOK PLANNED DEVELOPMENT SITE ALONG E. GURLER ROAD, DEKALB, ILLINOIS, TO ACCOMMODATE A COMED SUBSTATION.**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, Goldframe, LLC (the "Owner") is the owner of property legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, on April 27, 2020, the City's corporate authorities duly approved Ordinance 2020-026, which approved a petition to re-zone the Property to "PD-I" Planned Development Industrial, as well as preliminary and final development plans for the Facebook data center building, ComEd substation and accessory uses, developmental standards for the Property, and a Plat of Subdivision for the Property; and

**WHEREAS**, the Owner petitioned the City to amend Ordinance 2020-026 and to approve a final plat of resubdivision attached hereto and incorporated herein as Exhibit B (the "Plat of Resubdivision"), an amended final development plan attached hereto and incorporated herein as Exhibit C (the "Amended Final Plan"), and amended development standards attached hereto and incorporated herein as Exhibit D (the "Amended Development Standards") to accommodate the proposed ComEd substation at the southeast portion of the Property; and

**WHEREAS**, on January 19, 2021, upon providing due notice, the City and Owner conducted all required public hearings before the City's Planning and Zoning Commission regarding the Plat of Resubdivision, the Amended Final Plan, and the Amended Development Standards; and

**WHEREAS**, the City's Planning and Zoning Commission recommended the approval of the Plat of Resubdivision, the Amended Final Plan, and the Amended Development Standards; and

**WHEREAS**, the City's corporate authorities adopt the findings of fact and recommendation of the City's Planning and Zoning Commission, and further find that the Plat of Resubdivision, the Amended Final Plan, and the Amended Development Standards conform to the applicable requirements of the City's Unified Development Ordinance; and

**WHEREAS**, the City's corporate authorities find that the approval of the Plat of Resubdivision, the Amended Final Plan, and the Amended Development Standards is in the City's best interests and promotes the public health, safety and welfare;

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

**SECTION 1: Recitals.** The recitals to this Ordinance are true, material, adopted, and incorporated herein as Section 1 to this Ordinance.

**SECTION 2: Amendments Approved.** The City's corporate authorities hereby approve the Plat

of Resubdivision attached hereto and incorporated herein as Exhibit B to this Ordinance, the Amended Final Plan attached hereto and incorporated herein as Exhibit C to this Ordinance, and the Amended Development Standards attached hereto and incorporated herein as Exhibit D to this Ordinance. Except as otherwise amended herein by this Section 2, Ordinance 2020-026 shall remain in full force and effect.

**SECTION 3: Recording Directed.** The City's corporate authorities hereby approve, authorize and direct the City's Planning and Zoning Commission Chairperson, Mayor, Engineer, and Clerk or Executive Assistant to sign the Plat of Resubdivision, and for the City Manager or his designee to record and file, upon execution by all of the parties, this Ordinance and the Plat of Resubdivision with the DeKalb County Clerk and Recorder.

**SECTION 4: Home Rule.** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of DeKalb that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

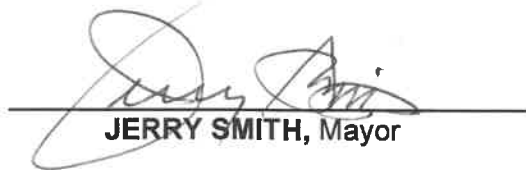
**SECTION 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 25<sup>th</sup> day of January 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

**ATTEST:**



**RUTH A. SCOTT**, Executive Assistant



**JERRY SMITH**, Mayor



**EXHIBIT A**  
**(Legal Description of the Property)**

THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY NAIL REFERENCING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004286 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES, EAST ZONE (NAD83)) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 49.06 FEET TO A FOUND ALUMINUM DISK REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004285 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 45.93 FEET TO THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,599.89 FEET TO A FOUND 1 INCH IRON MATCHING THE TIES THAT REFERENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-020095 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,646.05 FEET TO A FOUND MAGNAIL REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-012657 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,644.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,322.41 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,640.98 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,323.96 FEET TO

A FOUND 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,650.91 FEET TO A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1 (REFERENCED BY A FOUND IRON PIPE 0.25 FEET WEST OF THE STONE), PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1978-413834 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,663.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 907.55 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN 55 RODS (907.5 FEET) OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE NORTHERN LINE OF THE SOUTHERN 55 RODS OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,606.19 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 698.92 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 1,045.63 FEET TO THE POINT OF BEGINNING, CONTAINING 505.329 ACRES, MORE OR LESS.

**EXHIBIT B  
(AMENDED PLAT OF RESUBDIVISION)**

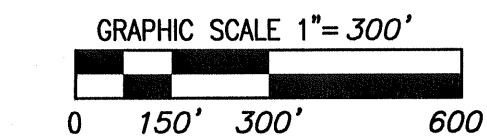
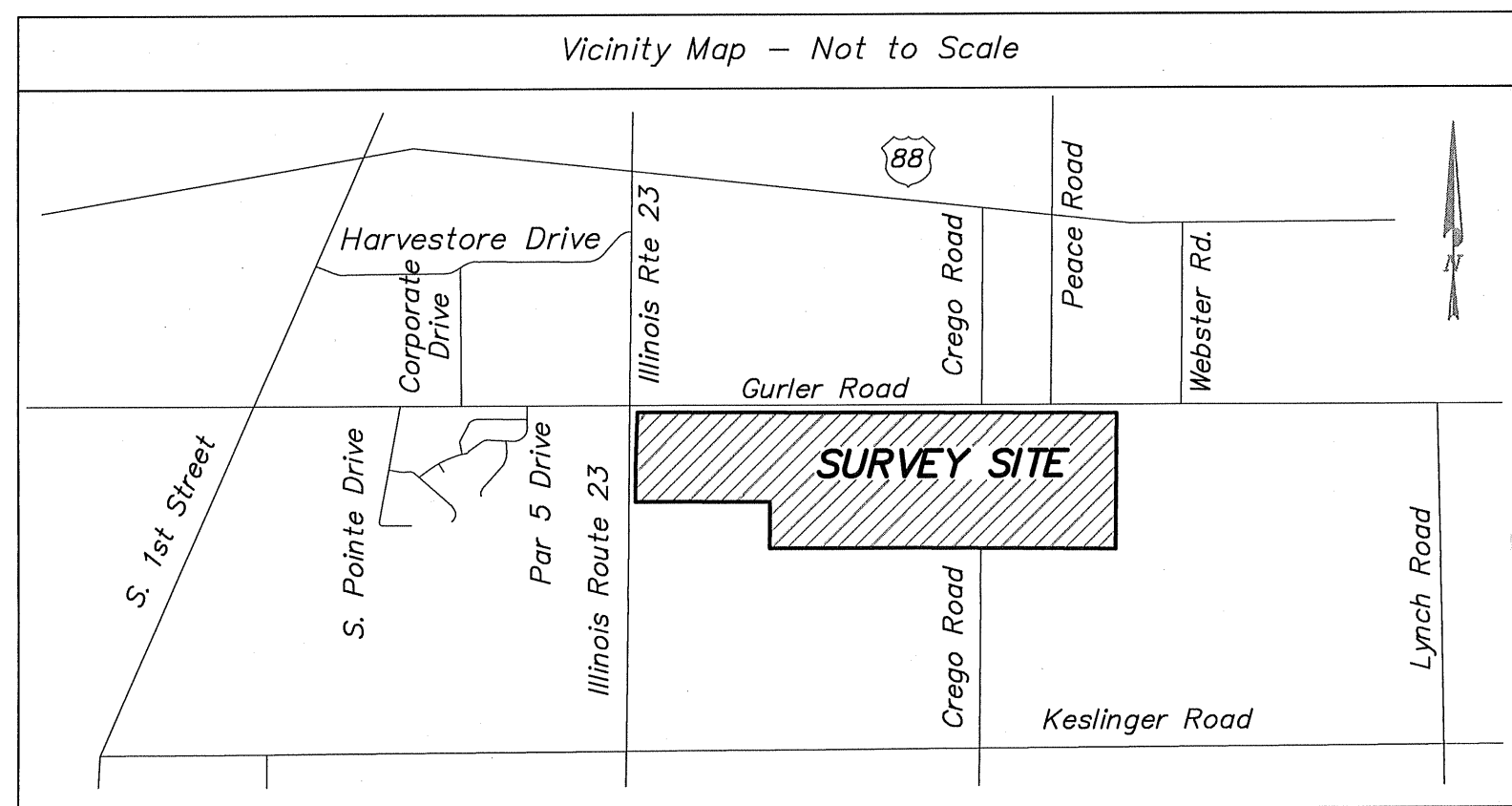
Final Plat of Subdivision of DeKalb Subdivision – Phase 2 (3 sheets) dated 12-21-20 prepared by Jacob and Hefner Associates

FINAL PLAT OF SUBDIVISION  
OF

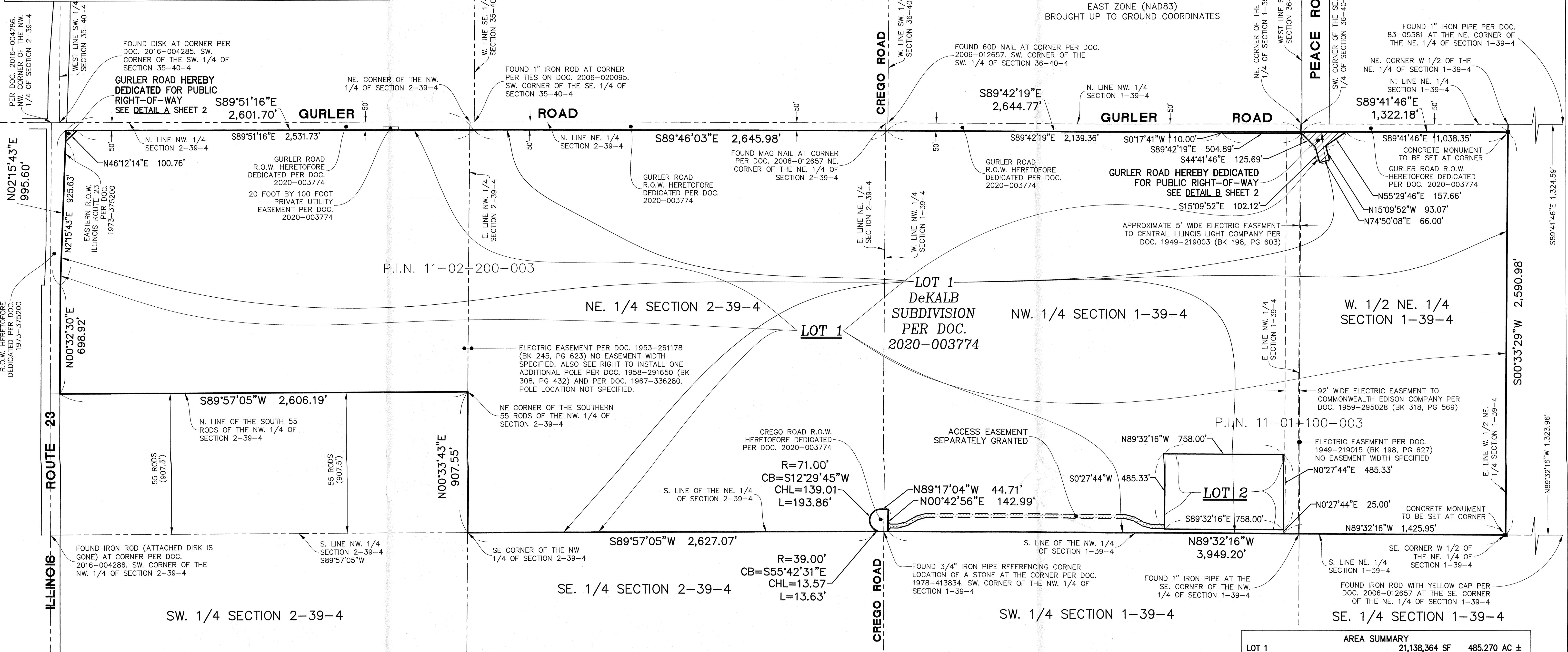
# DEKALB SUBDIVISION - PHASE 2

BEING A SUBDIVISION OF ALL OF LOT 1 IN DEKALB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2020, AS DOCUMENT 2020-003774 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID SUBDIVISION BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

ALL OF P.I.N. 11-02-200-003; AND  
ALL OF P.I.N. 11-01-100-003



**BASIS OF BEARINGS**  
ILLINOIS STATE PLANE  
EAST ZONE (NAD83)  
BROUGHT UP TO GROUND COORDINATES



AREA SUMMARY		
LOT 1	21,138,364 SF	485.270 AC ±
LOT 2	367,883 SF	8.445 AC ±
GURLER ROAD DEDICATION (WEST)	2,446 SF	0.056 AC ±
GURLER ROAD DEDICATION (EAST)	28,389 SF	0.652 AC ±
<b>TOTAL</b>	<b>21,537,082 SF</b>	<b>494.423 AC ±</b>

**NOTES:**  
5/8" x 24" IRON RODS WITH CAP WILL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
DOC. DENOTES DOCUMENT  
F.I.P. DENOTES FOUND IRON PIPE  
F.I.R. DENOTES FOUND IRON ROD  
NO. DENOTES NUMBER  
P.O.B. DENOTES POINT OF BEGINNING  
P.O.C. DENOTES POINT OF COMMENCEMENT  
R.O.W. DENOTES RIGHT-OF-WAY

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	1" = 300'
Field Work:	CWA
Prepared By:	SMB/TGW

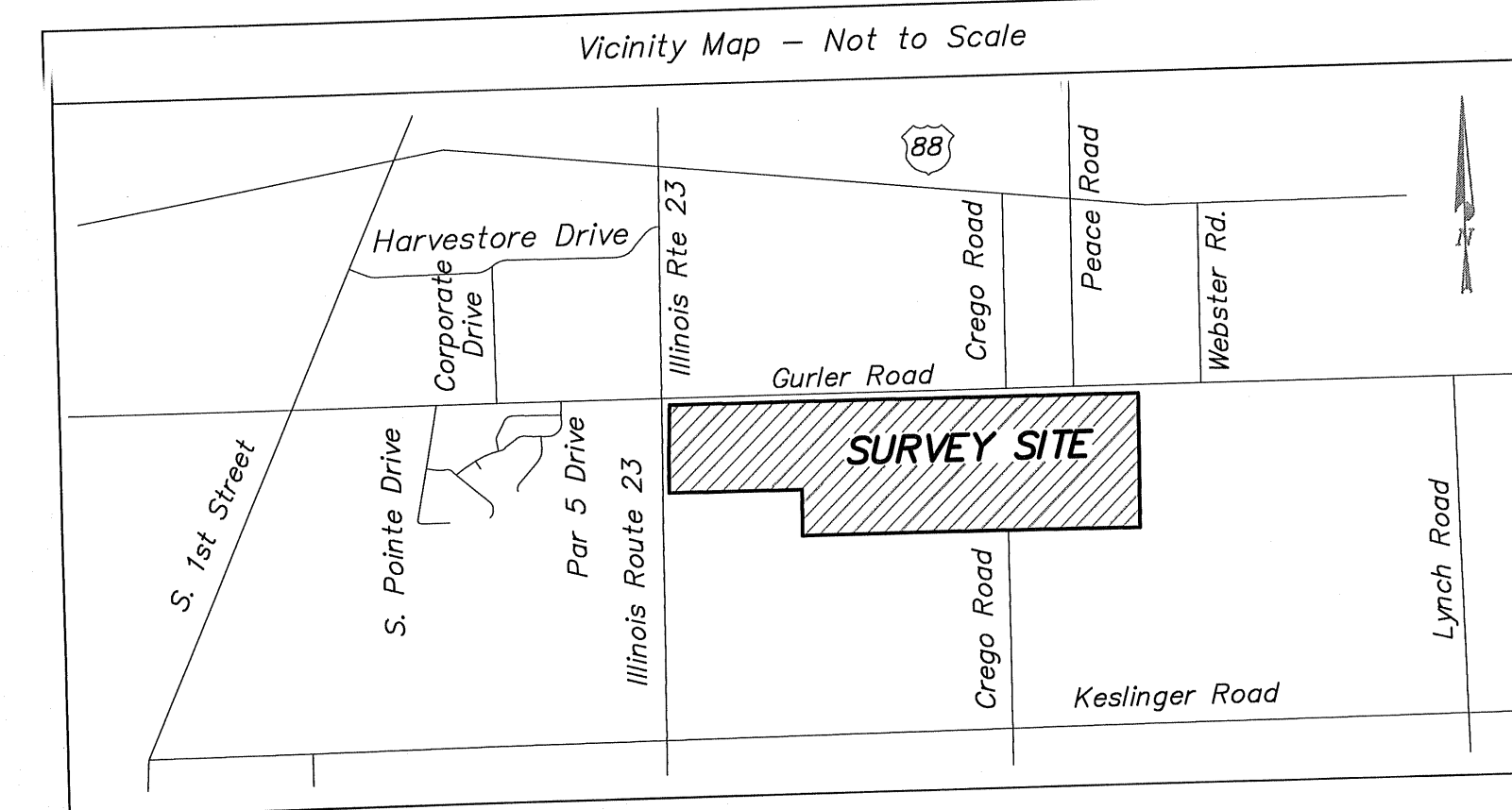
**JACOB & HEFNER ASSOCIATES**  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/21

# 101046010460-Project: Metcalf & Eddy (S) Design Subdivision (P) 0991-Subdivision-Phase 2.dwg

FINAL PLAT OF SUBDIVISION  
OF

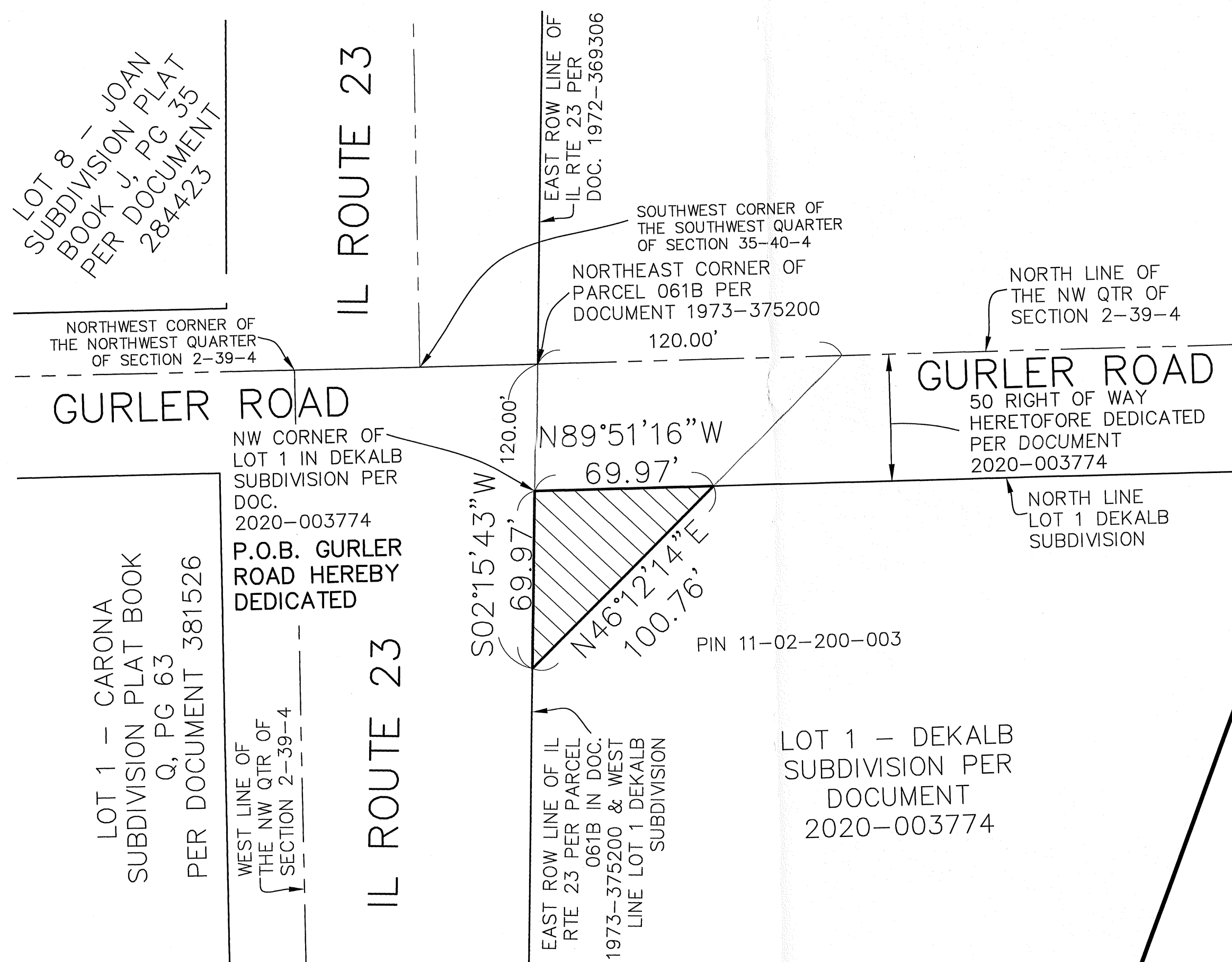
# DEKALB SUBDIVISION - PHASE 2

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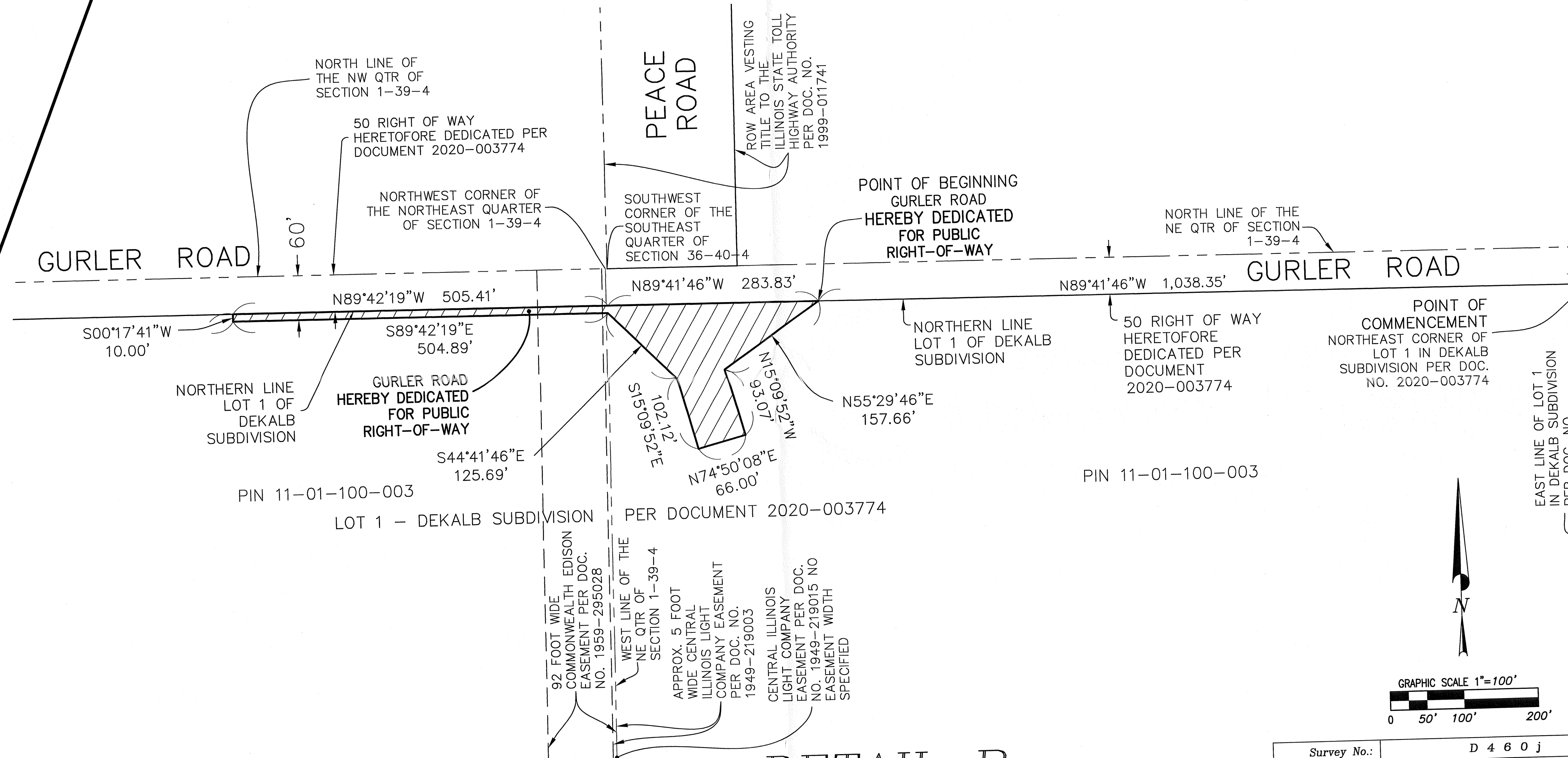


ALL OF P.I.N. 11-02-200-003; AND  
ALL OF P.I.N. 11-01-100-003

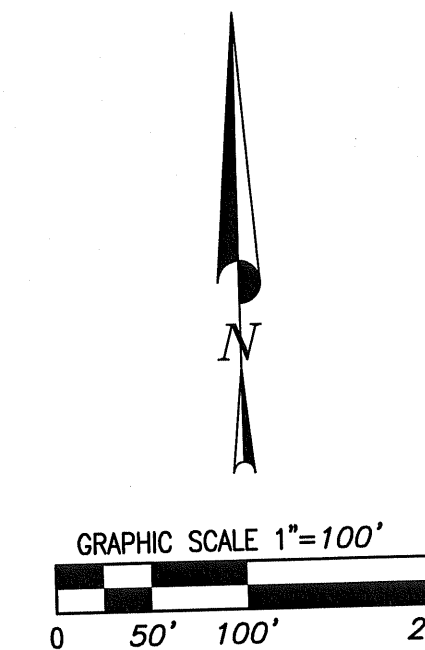
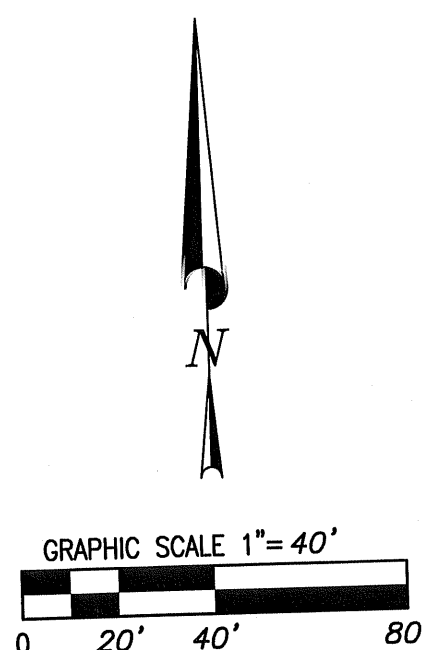
**BASIS OF BEARINGS**  
ILLINOIS STATE PLANE  
EAST ZONE (NAD83)  
BROUGHT UP TO GROUND COORDINATES



**DETAIL A**



**DETAIL B**



**JACOB & HEFNER ASSOCIATES**  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/21

Survey No.:	D 4 6 0 j
Ordered By:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	See Detail
Field Work:	CWA
Prepared By:	SMB/TGW

Project: Vermont Dwg Subdivision V460j-Subdivision-Phase 2.dwg



ALL OF P.I.N. 11-02-200-003; AND  
ALL OF P.I.N. 11-01-100-003

FINAL PLAT OF SUBDIVISION  
OF

DEKALB SUBDIVISION - PHASE 2

BEING A SUBDIVISION OF ALL OF LOT 1 IN DEKALB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2020, AS DOCUMENT 2020-003774 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID SUBDIVISION BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.



2021001814  
DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 2/10/2021 02:46 PM  
REC FEE: 99.00 RHSPS FEE: 9.00

PAGES: 6

"KEEP IN FILE"  
Plat Cabinet 11  
Slide 15-B

CERTIFICATE OF OWNER

STATE OF UTAH )  
COUNTY OF DAVIS ) SS

This is to certify that Goldframe LLC (fka Ventus Tech Services LLC, a Delaware limited liability company) is the owner of the property described hereon and has caused the same to be surveyed, subdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

this 20 day of JANUARY, 2021.

SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this Document shall serve as the School District Statement. To the best of the owner's knowledge the School District(s) in which the tract of land lies, is in the following School District(s):

DeKalb Community School District #428  
901 S. 4th Street  
DeKalb, Illinois 60115

Goldframe LLC (fka Ventus Tech Services LLC, a Delaware limited liability company)

Paul Clements  
(SIGNATURE)

By: PAUL CLEMENTS  
(PRINTED)

Its: AUTHORIZED REPRESENTATIVE  
(TITLE)

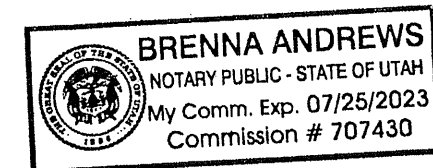
Owner Address:  
Goldframe LLC (fka Ventus Tech Services LLC)  
c/o Taft Stettinius & Hollister LLP  
111 E. Wacker Drive  
Suite 2800  
Chicago, Illinois 60601-3713

CERTIFICATE OF NOTARY

STATE OF UTAH )  
COUNTY OF DAVIS ) SS

The foregoing Owner's Certificate was acknowledged before me this 20 day of January, 2021.

by Paul Clements, the Authorized Representative of Goldframe LLC (fka Ventus Tech Services LLC).



Brenna Andrews  
(Notary Public)

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

All required public improvements including streets, sidewalks, sanitary sewers, storm sewers, watermains, and drainage structures have been built, as required, or have been provided for by bond contract OR irrevocable letter of credit to my approval.

Approved this 25 day of January, 2021.

By: Zachary Gill  
City Engineer  
(PLEASE SIGN & PRINT)



CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

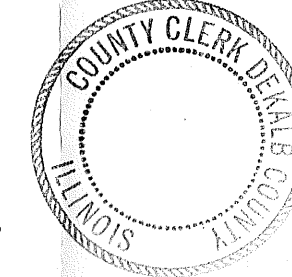
I, DOUGLAS J. JOHNSON as County Clerk of DeKalb County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the property described hereon.

I further certify that I have received all statutory fees in connection with the property described hereon.

Given under my hand and seal of the County Clerk at: ST. LOUIS, IL, Illinois,

This 10<sup>th</sup> day of February, 2021.

Douglas Johnson  
DeKalb County Clerk  
(PLEASE SIGN & PRINT)



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

This is to certify that the attached plat was approved by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois,

on this 25<sup>th</sup> day of January, 2021.

By: Jerry Smith Attest: Ruth A. Scott  
Mayor Executive Assistant  
(PLEASE SIGN & PRINT) (PLEASE SIGN & PRINT)



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

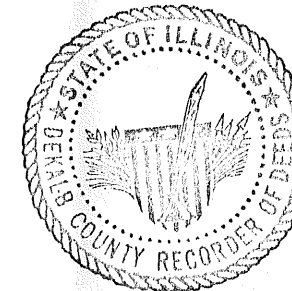
PLAT CABINET 11  
SLIDE NO. 15-B

This instrument number 2021001814 was filed for the record in the Recorder's Office of DeKalb County, Illinois

This 10<sup>th</sup> day of February, 2021

at 2:46 o'clock P.m.

Douglas Johnson  
DeKalb County Recorder  
(PLEASE SIGN & PRINT)



CERTIFICATE OF CITY PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

This is to certify that the attached plat was approved by the Planning and Zoning Commission of the City of DeKalb, DeKalb County, Illinois,

on this 19<sup>th</sup> day of January, 2021.

By: Max Wee  
Chairman of the Planning and Zoning Commission  
(PLEASE SIGN & PRINT)



STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, Timothy G. Wolfe, Illinois Professional Land Surveyor, No. 35-003535, do hereby certify that at the request of the owners thereof, I have surveyed and subdivided into two lots and dedicated rights-of-way the hereon described land:

ALL OF LOT 1 IN DEKALB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2020, AS DOCUMENT 2020-003774 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID SUBDIVISION BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

I further certify that the plat hereon drawn is a correct representation of said survey and subdivision which was prepared in compliance with the laws of the State of Illinois.

I further certify that the property described and shown on the plat hereon drawn is within the corporate limits of the City of DeKalb, Illinois which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

I further certify that according to a scaled interpretation of the Federal Emergency Management Agency Flood Insurance Rate Maps for DeKalb County, Illinois, and Incorporated Areas, having Map Numbers 17037C0244E and 17037C0275E, with effective dates of September 21, 2000, and Map Revised dates of January 2, 2009, all of the subject property appears to be located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

Given under my hand and seal this 21st day of December in the Year 2020.

Timothy G. Wolfe

Timothy G. Wolfe  
Illinois Professional Land Surveyor No. 35-003535  
Jacob & Hefner Associates  
My License Expires November 30, 2022



**JACOB & HEFNER ASSOCIATES**  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/21

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	N/A
Field Work:	CWA
Prepared By:	SMB/TGW

Ordinance 2021-004

**EXHIBIT C  
(AMENDED FINAL PLAN)**

Overall Site Plan (1 sheet) dated 12-28-20 prepared by Barge Design Solutions, Inc.

### EXHIBIT C



**LEGEND:**

- PROPERTY LINE
- - - UTILITY EASEMENT
- - - CHE OVERHEAD ELECTRIC LINES
- - - STORMWATER POND

**BARGE**  
*DESIGN SOLUTIONS*

200 S. Lake Street, Suite 400, Naperville, Illinois 60563  
Phone: (630) 218-7900 Fax: (630) 218-7901

EXHIBIT FOR  
DILIGENCE  
PURPOSES ONLY

OVERALL SITE PLAN

PROJECT GOLDFRAME

DEOLA, ILLINOIS 60115



400 200 0 200 400  
SCALE: 1 INCH = 400 FEET

1/26/2020

NO.	DATE	BY	DESCRIPTION

**EX**

FILE NO. 37144-01

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**EXHIBIT D  
(AMENDED DEVELOPMENT STANDARDS)**

**EXHIBIT D  
(Development Standards)**

1. Construction of Additional Buildings and Improvements.

The Owner shall have the right, but not the obligation, to construct Additional Buildings and Improvements on the Property as part of the Planned Development, without further zoning review or approval by the corporate authorities of the City, if: (a) the Owner submits to the City Manager site plans, elevations, and landscape plans depicting the Additional Buildings and Improvements; and (b) the City Manager determines, in his reasonable judgment, that the Additional Buildings and Improvements depicted on such plans comply with the Development Standards set forth in this Exhibit C. The City Manager shall review any plans for any Additional Buildings and Improvements in good faith, diligently, and expeditiously, and the City Manager's determination whether any Additional Buildings and Improvements comply with the Development Standards shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding any other provision of the Development Standards and this Ordinance, the City Manager shall make such determination not later than 14 calendar days after receipt from the Owner of site plans, elevations, and landscape plans depicting Additional Buildings and Improvements. Any determination by the City Manager that any Additional Buildings and Improvements comply with the Development Standards

2. Permitted Uses:

Data Center and accessory uses. Data Center and accessory uses shall mean real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the user's affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services, along with ancillary warehouse, administrative office, and storage buildings.

3. Minimum Building Setbacks:

Rt. 23 – Data Center buildings 400'

Rt. 23 – Accessory buildings and structures 150'

Gurler Road - 100'

East and South Property Lines – 150' (provided, however, that this 150' setback shall not apply to the areas identified on the Final Plan of Planned Development, as

amended, as (a) the "Utility Provider Substation" on the "ComEd Parcel" and (b) the "Owner Substation," which areas and any adjacent areas used for transmission and distribution structures and equipment shall not be subject to any setback).

4. Minimum Parking/Paving Setbacks (except points of access and turnarounds):

Rt. 23 – 100'

Gurler Road – 50'

East and South Property Lines – 50' (provided, however, that this 50' setback shall not apply to the access roads depicted on the Final Plan of Planned Development, as amended, that provide access to the areas identified on the Final Plan of Planned Development, as amended, as (a) the "Utility Provider Substation" on the "ComEd Parcel" and (b) the "Owner Substation," which access roads shall not be subject to any setback)

5. Maximum Site Coverage (area covered by buildings, paving):

None.

6. Maximum Building Height:

75'

7. Landscaping:

Per the Unified Development Ordinance in effect on the effective date of this Ordinance (the "UDO") and the City Manager's approval.

8. Lighting:

Per the UDO.

9. Parking:

Per the UDO. Parking formula (number of spaces required) shall be determined in consultation with Owner and City Staff based on Owner's needs and parking demand at a similar facility.



164 East Lincoln Highway  
DeKalb, Illinois 60115  
815.748.2000 • cityofdekalb.com

January 28, 2021

Commonwealth Edison Company  
Real Estate & Facilities  
Three Lincoln Centre  
Oakbrook Terrace, IL 60181

Re: Commonwealth Edison Company substation located within the DeKalb Subdivision - Phase 2 (the "Property").

Ladies and Gentlemen:

The undersigned, as City Manager of the City of DeKalb (the "City"), is empowered by Article 16 of Chapter 23 of the City of DeKalb Municipal Code, known as the "Unified Development Code" or "UDO"), to enforce, interpret and judge compliance with the UDO, including specifically, Article 15 entitled "Subdivision of Land" (the "Subdivision Regulations") and Article 5.13 ("Planned Development Districts"). I am also empowered to supervise the enforcement, interpretation and judgement of compliance by the City's Chief Building Official with Chapter 24 of the DeKalb Municipal Code (commonly known as the "Building Code").

The City and Goldframe LLC (f/k/a Ventus Tech Services LLC) ("Goldframe") entered into a certain Annexation and Development Agreement dated April 27, 2020 (the "Agreement") regarding development of the Property with the "Project" (as that word is defined in the Agreement), including without limitation a parcel of real estate (the "Substation Parcel") generally depicted on Exhibit A attached hereto and made a part hereof and associated improvements to be used as an electric substation (collectively, the "Substation") to be owned and operated by Commonwealth Edison Company ("ComEd"). This correspondence is not intended to amend, change or modify the Agreement but is intended to interpret certain provisions of that Agreement, the UDO (including its Subdivision Regulations) and the Building Code, as set forth below.

We understand that ComEd's improvements on the Substation and other portions of the Property (now and in the future) may include electric transmission and distribution equipment, communications equipment related to the transmission and distribution of electricity used in connection with the Project and otherwise, as well as certain ancillary

buildings (collectively, the "Substation Improvements"). At your request, and with the knowledge that ComEd may acquire and develop the Substation Parcel and nearby portions of the Property in reliance hereon, this letter will confirm the following on behalf of the City:

1. Pursuant to the approval by the DeKalb City Council on January 25, 2021 of the DeKalb Subdivision - Phase 2 ("Phase 2 Plat") pursuant to Ordinance 2021-004, all necessary approvals required by the Subdivision Regulations have been obtained by Goldframe such that Goldframe may transfer Lot 2 as depicted on the Phase 2 Plat ("Lot 2"), corresponding to the Substation Parcel, to ComEd in full compliance with the Subdivision Regulations, and the Substation Parcel will be a legal lot of record and its own legal zoning lot pursuant to the UDO. In conjunction with or as a condition to such subdivision approval, if applicable, the City has not required any new or additional public improvements or dedications of ComEd.

2. Pursuant to Ordinance No. 2021-004 adopted by the DeKalb City Council on January 25, 2021 (including its amended Final Plan and updated Development Standards), the Substation, including the Substation Improvements (as such Substation and Substation Improvements are generally depicted on Exhibit B attached hereto), will meet all requirements of the UDO and Building Code, including, but not limited to, use provisions, setbacks, height limitations, yard requirements, floor area ratio, other bulk requirements, fencing requirements, landscaping requirements (if applicable), parking and loading requirements. So long as ComEd and its licensed design professionals and contractors undertake the construction and installation in accordance with the plans generally depicted as Exhibit B, upon development of the Substation within Lot 2 and the Substation Improvements (including those situated within the Substation or adjacent to the Substation); no non-conformities will exist on the Substation or with respect to the Substation Improvements. Neither the Substation nor the Substation Improvements will require a Certificate of Occupancy or any other municipal certificate to commence operation upon completion of construction and installation.

3. All required approvals and permits, if any, required for the construction, installation, use and maintenance of an access road connecting the Substation Parcel to Crego Road, as shown on the Phase 2 Plat, have been obtained and are in full force and effect.

4. The Agreement is in full force and effect, and has not been modified. The City is not aware of any defaults under the Agreement on the part of Goldframe or the City. Pursuant to Sections 9.2 and 11.4 of the Agreement, ComEd will be considered a successor-in-interest to Goldframe with respect to the Agreement's application to Lot 2 when ComEd acquires title to Lot 2; provided, however, the City agrees that ComEd is not responsible for any obligations of Goldframe under the Agreement, including specifically Sections 6.3, 6.4 and 6.5 thereof, and, accordingly, ComEd is not and shall not be responsible or liable for any of the duties, obligations (including, without limitation, payment obligations), requirements or liabilities set forth in the Agreement.





5. The City and Goldframe have entered that certain Water Agreement dated April 27, 2020 (the "Water Agreement"), and amended on October 26, 2020. The City acknowledges that, when ComEd acquires title to Lot 2, Goldframe will retain all rights and interests thereunder and neither ComEd nor Lot 2 will be subject to any obligations thereunder.

6. This letter and the promises or representations made herein shall not be construed as a contract, liability, or waiver of immunity by the City and its elected officials, officers, agents and employees including, but not limited to, the immunities provided by the Illinois Local Government and Governmental Tort Immunity Act, 745 ILCS 10/1, *et seq.*

If you have any further questions, please do not hesitate to call.

City of DeKalb

By:   
City Manager

Acknowledged by:

  
City Attorney





January 25, 2021

Mayor Jerry Smith  
DeKalb City Council  
164 East Lincoln Highway  
DeKalb, IL 60115

RE: Final Plat of Re-Subdivision, Amended Final Development Plan, and Amended Development Standards for Goldframe, LLC for the Facebook Planned Development Site Along E. Gurler Road to Accommodate a ComEd Substation

**ATTENTION: City Manager Bill Nicklas**

Dear Mayor Smith and Members of the DeKalb City Council:

On behalf of the DeKalb County Economic Development Corporation (DCEDC), I want to express my sincere appreciation of your continued efforts to advance the development plans of Goldframe LLC (Facebook), as well as those of City Manager Bill Nicklas and city staff.

DCEDC has worked in partnership with the City of DeKalb for more than two years to recruit Facebook to locate a its newest data center in DeKalb. In support of this effort, the DCEDC Executive Committee approved a Resolution Supporting the City of DeKalb Annexation and Development Agreement with Ventus Tech Services, LLC that was presented to the City Council on April 13, 2020.

As Executive Director of DCEDC, I would like to reiterate DCEDC's support for Facebook's data center development plans, including tonight's Final Plat of Re-Subdivision, Amended Final Development Plan, and Amended Development Standards for Goldframe, LLC.

The ComEd Substation is essential to development of the Facebook DeKalb Data Center. Further, we are advised by ComEd that this new Transmission Substation (TSS) will be capable of connecting another large user in the future.

For these reasons, I strongly encourage the DeKalb City Council to approve: **Ordinance 2021-004 Approving a Final Plat Of Re-Subdivision, an Amended Final Development Plan, and Amended Development Standards for Goldframe, LLC for The Facebook Planned Development Site along E. Gurler Road, Dekalb, Illinois, to Accommodate a ComEd Substation.**

Respectfully submitted,

A handwritten signature in black ink that reads "Paul J. Borek". The signature is fluid and cursive.

Paul J. Borek  
Executive Director

DeKalb County EDC  
2179 Sycamore Road, Unit #102  
DeKalb, IL 60115  
815-895-2711 (phone) · 815-895-8713 (fax)

[dcedc.org](http://dcedc.org)

bottom line period