

APPROVING THE ZONING PETITION OF JJK 343, LLC TO REZONE CERTAIN PROPERTY TO "PD-I" PLANNED DEVELOPMENT INDUSTRIAL, AND TO APPROVE A PRELIMINARY DEVELOPMENT PLAN AND PLAT OF SUBDIVISION FOR THE DEVELOPMENT OF AN APPROXIMATELY 1,240,000 SQUARE FOOT PHASE 1 BUILDING AND AN APPROXIMATELY 936,000 SQUARE FOOT PHASE 2 BUILDING TO ACCOMMODATE A DISTRIBUTION, PACKAGING AND STORAGE COMPANY AND ACCESSORY USES (PROJECT WILDCAT).

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and 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, JJK 343, LLC (the "Applicant") is the owner of approximately 160 acres of property that is legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, pursuant to 65 ILCS 5/11-15.1-1, *et seq.*, the City and JJK 343, LLC negotiated an Annexation and Development Agreement (the "Agreement") to annex the Property and to develop the Property in multiple phases with a 1,240,000 square foot building and a 936,000 square foot building for a distribution, packaging, and storage company (the "Project"); and

WHEREAS, pursuant to the Agreement, Applicant petitioned the City to annex the Property, and upon annexation of the Property into the City's corporate limits, to: (1) rezone the Property from the SFR1 Single-Family Residential District to the "PD-I" Planned Development – Industrial District; (2) permit a distribution, packaging, and storage facility as a permitted land use, including the construction of an approximately 1,240,000 square foot Phase 1 building and an approximately 936,000 square foot Phase 2 building, as well as other uses permitted in the "PD-I" zoning district; (3) permit accessory uses as permitted land uses including, but not limited to, the construction of ancillary buildings for maintenance, truck wash, guard house, and similar ancillary purposes; (4) permit an electrical substation as a permitted land use, including the construction of a ComEd substation in the southeast corner of the Property with two (2) curb cuts to be constructed for the substation; (5) approve the Planned Development Standards attached hereto and incorporated herein as Exhibit B; (6) approve the Preliminary Development Plan dated July 26, 2022 in the same or substantially similar form as Exhibit C attached hereto and incorporated herein (the "Preliminary Development Plan"); (7) approve the Final Plat of Subdivision dated July 19, 2022 in the same or substantially similar form as Exhibit D attached hereto and incorporated herein (the "Final Plat"); and (8) approve exceptions or waivers to: (i) the maximum height requirements under the City's Unified Development Ordinance (the "UDO") to permit a building height not to exceed 140 feet above grade as shown on the architectural elevations dated July 26, 2022 attached hereto and incorporated herein as Exhibit E; (ii) the maximum site coverage requirements under the UDO to permit a maximum coverage ratio of eighty percent (80%); (iii) the minimum parking stall dimensions under the UDO to permit minimum parking stall dimensions of 9' x 18'; and (iv) the UDO's procedures for Final Development Plan Review and Approval to allow City Staff to review and approve the Final Development Plan for substantial compliance with the Preliminary Development Plan prior to the construction of the Project, and if City Staff determines that the Final Development Plan substantially complies with the Preliminary Development Plan, then neither the City's corporate authorities nor the City's Planning and Zoning Commission need to review and approve the Final Development Plan (the "Zoning Petition"); and

WHEREAS, on August 1, 2022, upon due notice as provided by law, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Zoning Petition, made findings of fact, and recommended the approval of the Zoning Petition; and

WHEREAS, on August 8, 2022, upon due notice as provided by law, the City's corporate authorities held a public hearing on the Agreement; and

WHEREAS, on August 8, 2022, the City's corporate authorities adopted ordinances approving the Agreement and the Property's annexation prior to their consideration of this Ordinance; and

WHEREAS, the City's corporate authorities find that: (1) approving the Zoning Petition is in the City's best interests for the protection of the public health, safety, and welfare; (2) the PZC's findings of fact and recommendations are true, correct, adopted and incorporated herein by reference; and (3) the Zoning Petition conforms to the UDO's standards for a zoning map amendment, except as waived or excepted pursuant to this Ordinance, as follows:

III. STANDARDS FOR ZONING MAP AMENDMENT

- 1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.**

The 2005 Comprehensive Plan recommends the Property for Office/Research and Commercial uses. The draft 2022 Comprehensive Plan recommends Industrial and Transportation & Utilities for the site. An approximately 700,000 sq. ft. distribution facility is under construction just to the west of the Property and the 1.6 million sq. ft. Ferrara distribution facility and packing center lies further to the west along Gurler Road. The Meta (Facebook) Data Center campus lies directly south of the Property and has approximately 2.4 million sq. ft. under construction. Additional acreage for future manufacturing, distribution, office/research, and technology uses are available in the area. The rezoning of the Property to the "PD-I" Planned Development – Industrial District and the approval of the distribution, packaging and storage company meets the intent of the City's Comprehensive Plan and is compatible with the trend of development in the area.

- 2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.**

The rezoning of the Property to "PD-I" provides the opportunity to more directly shape the development, use and appearance of this property in accordance with the City's Comprehensive Plan. The Planned Development allows the developer and the City the flexibility to agree to a development plan and standards. The proposed rezoning request and development are in compliance with the UDO, except for the waivers or exceptions. The proposal also meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

- 3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.**

The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the Property to a use that is complementary with the surrounding area. Large

distribution facilities lie to the west and a one billion data center is located directly across Gurler Road. The proposed rezoning request and preliminary plan will allow the development of a project that will strengthen the community's economic, employment, and tax base.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

The Property is unincorporated and will be rezoned to the "PD-I", Planned Development Industrial District. Rezoning the Property to "PD-I" will allow for a well-designed project and the flexibility to develop the Property in a manner that will complement the surrounding area. Additional acreage for future manufacturing, distribution, office/research, and technology uses are available in the area.

5. Adequate public facilities and services exist or can be provided.

Adequate public services will be provided to the subject property. Large detention areas are proposed on the east and southwest portions of the site. Sanitary sewer will be extended from the west along the north side of Gurler Road. Water will be connected to the main along the south side of Gurler Road and along Crego Road. Adequate parking will be provided onsite, and the adjacent roadways are constructed to handle the additional traffic impacts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

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

SECTION 2: Subject to the provisions of the Agreement and contingent upon the Applicant's compliance with the Agreement, the City's corporate authorities approve: (A) the Zoning Petition; (B) the rezoning of the Property from the SFR1 Single-Family Residential District to the "PD-I" Planned Development – Industrial District; (C) the Planned Development Standards attached hereto and incorporated here in as Exhibit B; (D) a distribution, packaging, and storage facility as a permitted land use, including the construction of an approximately 1,240,000 square foot Phase 1 building and an approximately 936,000 square foot Phase 2 building; (E) accessory uses as permitted land uses including, but not limited to, the construction of ancillary buildings for maintenance, truck wash, guard house, and similar ancillary purposes; (F) an electrical substation as a permitted land use, including the construction of a ComEd substation in the southeast corner of the Property with two (2) curb cuts to be constructed for the substation; (G) the Preliminary Development Plan attached hereto and incorporated herein as Exhibit C; (H) the Final Plat attached hereto and incorporated herein as Exhibit D; and (I) exceptions or waivers to: (i) the maximum height requirements under the UDO to permit a building height not to exceed 140 feet above grade as shown on the architectural elevations dated July 26, 2022 attached hereto and incorporated herein as Exhibit E; (ii) the maximum site coverage requirements under the UDO to permit a maximum coverage ratio of eighty percent (80%); (iii) the minimum parking stall dimensions under the UDO to permit minimum parking stall dimensions of 9' x 18'; and (iv) the UDO's procedures for Final Development Plan Review and Approval to allow City Staff to review and approve the Final Development Plan for substantial compliance with the Preliminary Development Plan prior to the construction of the Project, and if City Staff determines that the Final Development Plan substantially complies with the Preliminary Development Plan, then

neither the City's corporate authorities nor the City's Planning and Zoning Commission need to review and approve the Final Development Plan.

SECTION 3: The City's corporate authorities authorize and direct: (1) the City Manager or his designee to amend the City's "Official Zoning Map" to depict the Property as located within the "PD-I" Planned Development – Industrial District; (2) the City's PZC Chairperson, Mayor, Executive Assistant, and Engineer to sign the Final Plat; and (3) the City Manager or his designee to record the Final Plat.

SECTION 4: 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 City's corporate authorities that to the extent this Ordinance is inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: Pursuant to 65 ILCS 5/1-2-4, the City's corporate authorities find that it is urgent for this Ordinance to take effect immediately upon its passage and approval.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 8th day of August 2022 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes (Remote). Nay: None.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

EXHIBIT A
(Legal Description of the Property)

The Property is legally described as follows:

The Southwest Quarter of Section 36, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois.

PIN: 08-36-300-001

EXHIBIT B
(Planned Development Standards)

Permitted Uses:

Distribution, packaging and storage company and accessory uses.

Electrical Substation

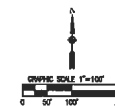
Bulk Regulations/Landscaping/Parking/Open Space:

Setbacks, building lines, site coverage, building dimension limitations, height restrictions, parking, landscaping and other similar restrictions and regulations shall meet those standards as set forth in the "HI" and "PD-I" District of the UDO, except as listed below.

1. The maximum height requirements under the City's Unified Development Ordinance to permit a building height not to exceed 140 feet above grade as shown on the architectural elevations dated 7-26-22 as shown on Exhibit A attached hereto.
2. The maximum site coverage requirements under the UDO to permit a maximum coverage ratio of eighty percent (80%).
3. The minimum parking stall dimensions under the UDO to permit minimum parking stall dimensions of 9' x 18'.

Final Development Plan Review

The UDO's procedures for Final Development Plan review and approval to allow City Staff to review and approve the Final Development Plan for substantial compliance with the Preliminary Development Plan prior to the construction of the project, and if City Staff determines that the Final Development Plan substantially complies with the Preliminary Development Plan, then neither the City's corporate authorities nor the City's Planning and Zoning Commission need to review and approve the Final Development Plan.

[illegible]

SITE INFORMATION:

PERSONAL VEHICLE PARKING:
ACCESSIBLE PARKING: 18
VEHICLE PARKING: 748

TOTAL VEHICLE PARKING: 764

LOADING DOCK POSITIONS:
LOADING DOCK STALL: 120
KNICK-OUT DOCK STALL: 65

TOTAL DOCK POSITIONS: 185

TRAILER PARKING:
TRAILER STALL: 380
TRAILER STORAGE STALL: 66

TOTAL TRAILER PARKING: 468

SPOTTER TRUCK CHARGING STALLS: 2

SITE AREA INFORMATION:

LOT 1 AREA: 66.57 ACRES
LOT 2 AREA: 65.35 ACRES
LOT 3 AREA: 2.18 ACRES
DEDICATION AREA: 6.07 ACRES

CROSS SITE AREA: 160.25 ACRES

SITE PLAN EXHIBIT

PROJECT WILDCAT :

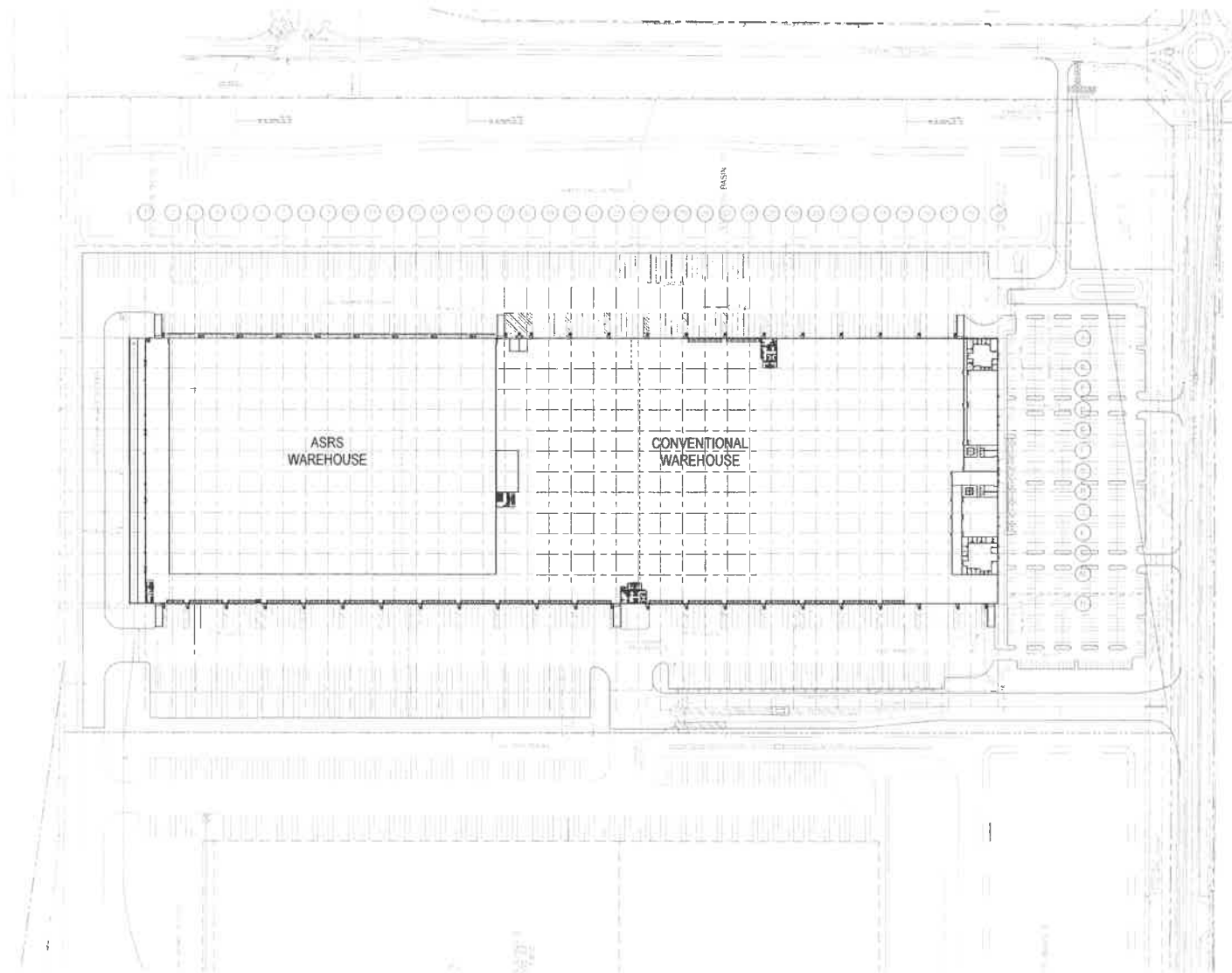
PROJECT WILDCAT
KRUSINSKI CONSTRUCTION COMPANY
DEKALB, ILLINOIS

JACOB & HEFNER
ASSOCIATES

1"=100'
D460r
SPE

7/26/2022 12:35:38 PM C:\Users\delia\Documents\2251666-1\proj-22\delia.dwg delia\XREF.dwg

1 OVERALL SCHEMATIC SITE PLAN
1" = 100'-0"



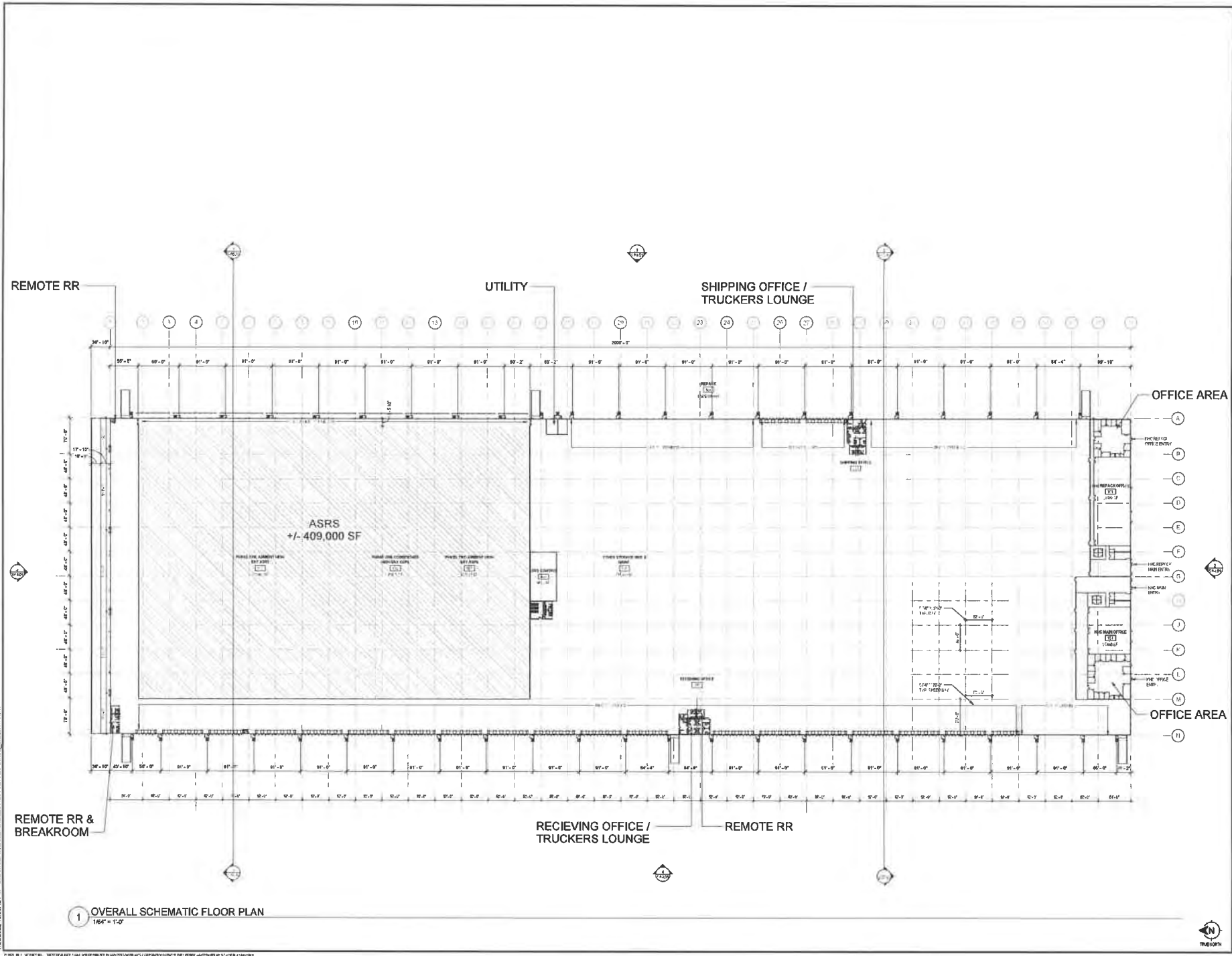
NO. DATE DESCRIPTION
1 7/26/22 FINAL SCHEMATIC
ELEVATION EXHIBIT

SCHEMATIC SITE PLAN

SA0.01

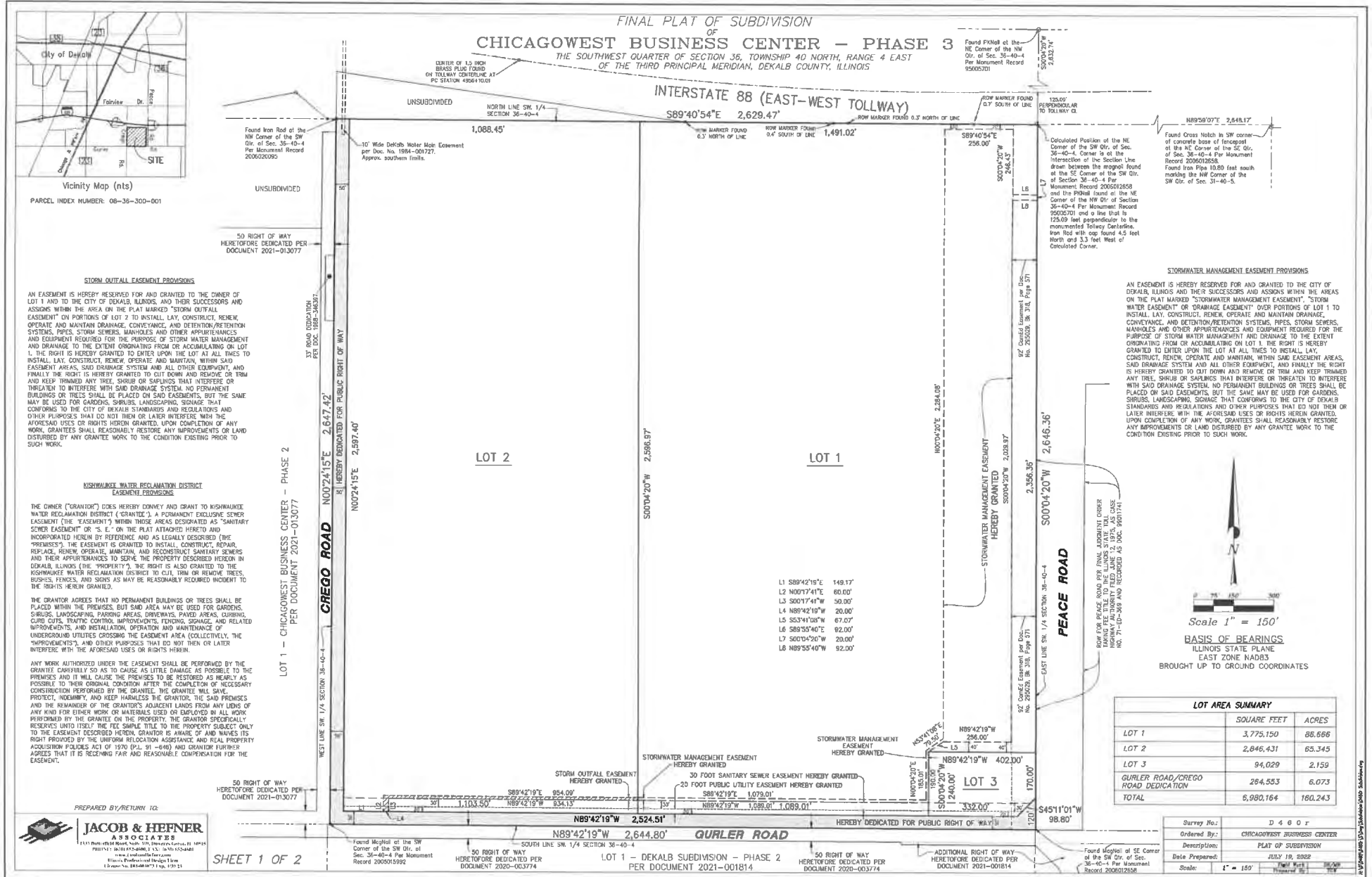
PROJECT: WILDCAT
1771 EAST GURLEY ROAD
DES PLAIN, IL

Architecture
Engineering
Environmental
Surveying
Consulting



7/26/2022 10:36:40 PM C:\Users\jdoyle\Documents\2021\171 East Gurler Road\171 East Gurler Road.dwg

EXHIBIT D



PARCEL INDEX NUMBER: 08-36-300-001

FINAL PLAT OF SUBDIVISION
OF
CHICAGOWEST BUSINESS CENTER — PHASE 3

THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST
OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS

CERTIFICATE OF OWNER

STATE OF _____)
COUNTY OF _____) SS

This is to certify that JAK 343, LLC, an Illinois limited liability company is the owner of the property described hereon and has caused the same to be surveyed, subdivided, plotted, 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 _____ day of _____, 2022.

SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.009 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 School District 428
901 S. 4th Street
DeKalb, Illinois 60115

JAK 343, LLC, an Illinois limited liability company

By: _____

Name: Jerry R. Kruisinski
Title: Manager

Owner Address:
JAK 343, LLC, an Illinois limited liability company
2107 Swift Drive
Oak Brook, IL 60523

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerry R. Kruisinski, the Manager of JAK 343, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner Certificate in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal

This _____ day of _____, 2022.

(Notary Public)

(My Commission Expires)

PUBLIC UTILITY EASEMENT PROVISIONS

A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW, OR IN THE FUTURE, UNDER FRANCHISE FROM THE CITY OF DEKALB COLLECTIVELY, THE "GRANTEES", INCLUDING, BUT NOT LIMITED TO VERIZON, COMCAST, XCOM, COMMONWEALTH EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, RENEW, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN ANY AND ALL UTILITIES, TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, STORM SEWERS, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEES MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF SUBDIVISION FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THIS EASEMENT IS ALSO HEREBY GRANTED TO THE GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATION IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SUCH EASEMENT AREAS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENT AREAS, 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. WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITIES, OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES. UPON COMPLETION OF ANY WORK, GRANTEES SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTOR WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

PREPARED BY/RETURN TO:



SHEET 2 OF 2

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

All required public improvements including streets, sidewalks, sanitary sewers, storm sewers, water mains, 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 _____ day of _____, 2022.

By: _____

City Engineer
(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 _____ day of _____, 2022.

By: _____ Attest: _____

Mayor
(PLEASE SIGN & PRINT)

Executive Assistant
(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 _____ day of _____, 2022.

By: _____

Chairman of the Plan Commission
(PLEASE SIGN & PRINT)

CERTIFICATE OF SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

This is to certify that the attached plat was approved by the Kishwaukee Water Reclamation District, DeKalb County, Illinois.

on this _____ day of _____, 2022.

By: _____ Attest: _____

President
(PLEASE SIGN & PRINT)

(PLEASE SIGN & PRINT)

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

I, _____, as County Clerk of DeKalb County, Illinois, do

herby 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: _____, Illinois.

This _____ day of _____, 2022.

By: _____
DeKalb County Clerk
(PLEASE SIGN & PRINT)

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

PLAT CABINET _____

SLIDE NO. _____

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

This _____ day of _____, 2022.

at _____ o'clock _____ m.

DeKalb County Recorder
(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 OWNER THEREOF, HAVE SURVEYED AND SUBDIVIDED INTO THREE LOTS AND DEDICATED RIGHTS-OF-WAY THE HEREON DESCRIBED LAND:

THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 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 MAP FOR DEKALB COUNTY, ILLINOIS AND INCORPORATED AREAS, HAVING MAP NUMBER 17037C0275E, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2000, AND A MAP REVISED DATE OF JANUARY 2, 2006, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

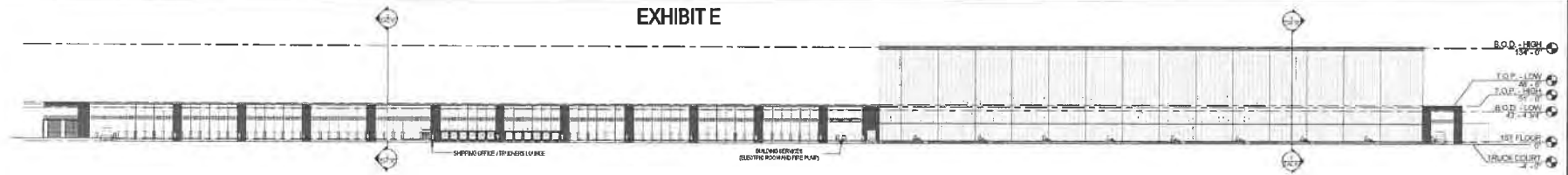
GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JULY IN THE YEAR 2022.



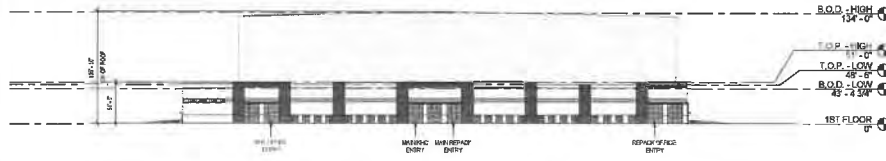
TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2022

Survey No.:	D 4 6 0 r
Ordered By:	CHICAGOWEST BUSINESS CENTER
Description:	PLAT OF SUBDIVISION
Date Prepared:	JULY 18, 2022
Scale:	1" = 150'
Prepared By:	

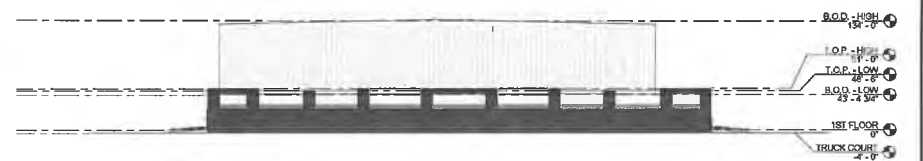
EXHIBIT E



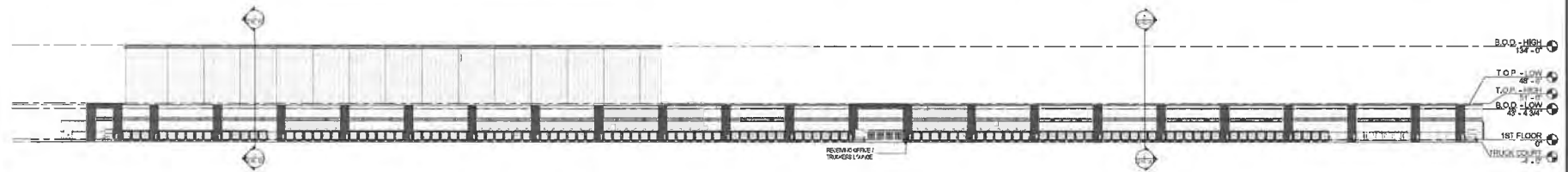
1 SCHEMATIC EAST ELEVATION
1" = 60'-0"



2 SCHEMATIC SOUTH ELEVATION
1" = 60'-0"



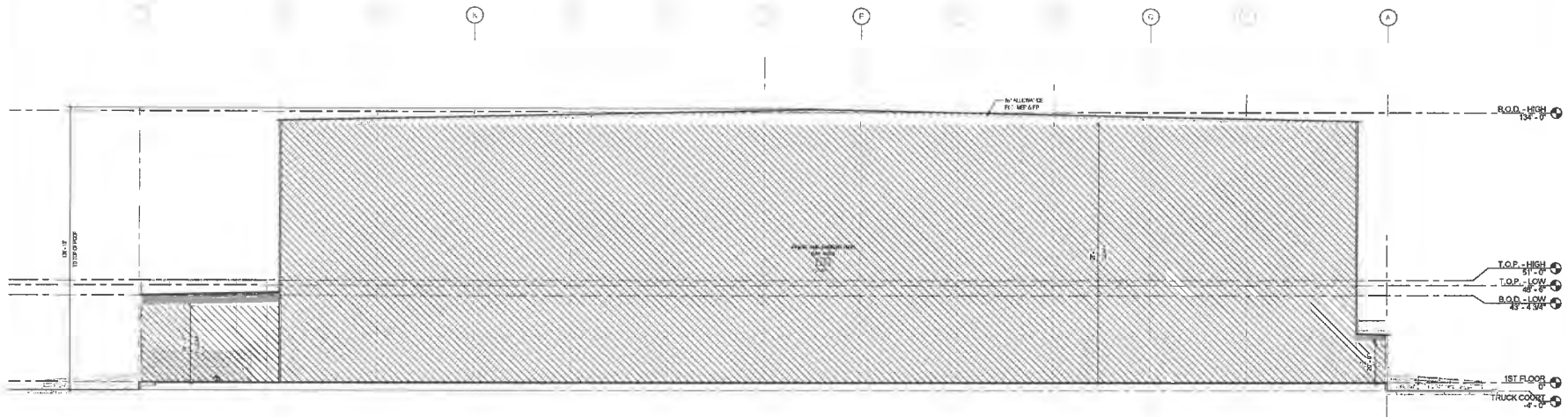
3 SCHEMATIC NORTH ELEVATION
1" = 60'-0"



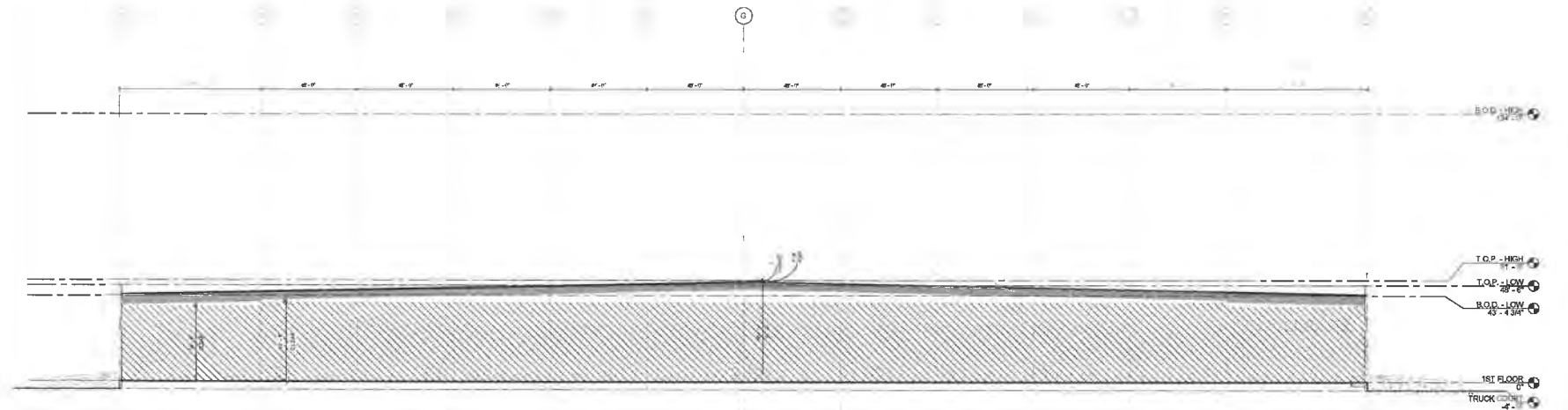
4 SCHEMATIC WEST ELEVATION
1" = 60'-0"



5 SCHEMATIC PERSPECTIVE



1 SCHEMATIC BUILDING SECTION - E/W AXIS - NORTH FACING
3/64" = 1'-0"



2 SCHEMATIC BUILDING SECTION - E/W AXIS - SOUTH FACING
3/64" = 1'-0"



2022007809

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 8/16/2022 02:00 PM
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 2022-038

APPROVING THE ZONING PETITION OF JJK 343, LLC TO REZONE CERTAIN PROPERTY TO "PD-I" PLANNED DEVELOPMENT INDUSTRIAL, AND TO APPROVE A PRELIMINARY DEVELOPMENT PLAN AND PLAT OF SUBDIVISION FOR THE DEVELOPMENT OF AN APPROXIMATELY 1,240,000 SQUARE FOOT PHASE 1 BUILDING AND AN APPROXIMATELY 936,000 SQUARE FOOT PHASE 2 BUILDING TO ACCOMMODATE A DISTRIBUTION, PACKAGING AND STORAGE COMPANY AND ACCESSORY USES (PROJECT WILDCAT).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 8th day of August 2022.

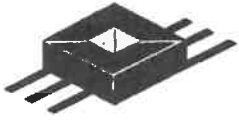
WITNESS my hand and the official seal of said City this 16th day of August 2022.

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



Project Supernova
JACOB & HEFNER
ASSOCIATES

and 2022-038
1333 Butterfield Road, Suite 300
Downers Grove, IL 60515
P 630-652-4600
F 630-652-4601

"KEEP IN FILE"

2023002772

Plat Cabinet 11

April 25, 2023 Slide #52-A

To whom it may concern:

I, Timothy G. Wolfe, do hereby authorize Ethan Cho with Jacob & Hefner Associates – 1333 Butterfield Road Suite 300, Downers Grove, IL 60515 to record the Final Plat of Subdivision of Chicagowest Business Center – Phase 3.



Sincerely,

Jacob & Hefner Associates, Inc.

Timothy G. Wolfe, P.L.S.

FINAL PLAT OF SUBDIVISION OF CHICAGOWEST BUSINESS CENTER - PHASE 3

THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST
OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS

CERTIFICATE OF OWNER

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

This is to certify that JMK 343, LLC, an Illinois limited liability company is the owner of the property described herein 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 12th day of April, 2023.

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 School District 420
901 S. 4th Street
DeKalb, Illinois 60115

JMK 343, LLC, an Illinois limited liability company

By: [Signature]
Name: Jerry R. Kravinski
Title: Manager

Owner Address:
JMK 343, LLC, an Illinois limited liability company
2107 South Drive
Oak Brook, IL 60120

CERTIFICATE OF NOTARY

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

I, Erin D. Anderson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerry R. Kravinski, the Manager of JMK 343, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner Certificate in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal

This 12th day of April, 2023.

[Signature]
(Notary Public)
February 23, 2027
(My Commission Expires)

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW OR IN THE FUTURE, UNDER FRANCHISE FROM THE CITY OF DEKALB (COLLECTIVELY, THE "GRANTEES"), INCLUDING, BUT NOT LIMITED TO VERIZON COMMCAST, NIDCOR, COMINGHEALTH EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEES THE PERPETUAL RIGHT, PROVIDES AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSDUCERS, COMPUTER DEVICES, STORM SEWERS, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEES MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF SUBDIVISION FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATION IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SUCH EASEMENT AREAS. NO PERMANENT BUILDINGS, FENCES, OR TREES SHALL BE PLACED ON SUCH EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, CURBING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITIES, OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES UPON COMPLETION OF ANY WORK, GRANTEES SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTOR WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK. THE GRANTEES' RIGHT OF ACCESS OVER THE BALANCE OF THE PROPERTY IN ORDER TO EXERCISE EASEMENT RIGHTS IS A "REASONABLE" RIGHT OF ACCESS.

PREPARED BY/RETURN TO:



SHEET 2 OF 2

2023002772

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

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

Approved this 14th day of April, 2023.

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



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

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 21st day of August, 2023 (and signed as follows)

By: Cohen Barnes Attest: [Signature]
[Signature]
Mayor (PLEASE SIGN & PRINT) Executive (PLEASE SIGN & PRINT)



STATE PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

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 15th day of August, 2023

By: [Signature]
[Signature]
Chairman of the Plan Commission
(PLEASE SIGN & PRINT)



CERTIFICATE OF SANITARY DISTRICT

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

This is to certify that the attached plat was approved by the Kishwaukee Water Reclamation District, DeKalb County, Illinois.

on this 11th day of April, 2023.

By: DENNIS COLLINS Attest: MARK EDMINGTON
[Signature] [Signature]
President EXEC. DIRECTOR
(PLEASE SIGN & PRINT) (PLEASE SIGN & PRINT)



CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

I, TASHA SIMS, as County Clerk of DeKalb County, Illinois, do

herby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid delinquent taxes and no redeemable tax sales against any of the property described herein.

I further certify that I have received all statutory fees in connection with the properly described herein.

Given under my hand and seal of the County Clerk at: SYCAMORE, Illinois.

This 26th day of April, 2023.

By: [Signature]
Tasha Sims
DeKalb County Clerk
(PLEASE SIGN & PRINT)

2023002772

TASHA SIMS
RECORDED: 4/24/23 9:10 AM
REC. FEE: \$6.00, LIES: \$75.00, L.A. 1.00
PAGE 3

"KEEP IN FILE"

Plat Cabinet 11
Slide # 52-A



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS PLAT CABINET 11
COUNTY OF DEKALB) SS SLIDE NO. 52-A

This instrument number 2023002772 was filed for the record in the Recorder's Office of DeKalb County, Illinois

This 26th day of April, 2023

at 9:02 o'clock A.M.

[Signature]
Tasha Sims
DeKalb County Recorder
(PLEASE SIGN & PRINT)



STATE OF ILLINOIS) SS
COUNTY OF DEKALB)

I, THOMAS G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003335, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER THEREOF, HAVE SURVEYED AND SUBDIVIDED INTO THREE LOTS AND DEDICATED RIGHTS-OF-WAY THE HEREIN DESCRIBED LAND:

THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 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 MAP FOR DEKALB COUNTY, ILLINOIS AND INCORPORATED AREAS, HAVING MAP NUMBER 170370075C, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2000, AND A MAP REVISION DATE OF JANUARY 2, 2009, THIS SITE 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 10th DAY OF APRIL, IN THE YEAR 2023.

THOMAS G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003335
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2024



Survey No:	D E C O R
Ordered By:	CHICAGOWEST BUSINESS CENTER
Survey/Plat:	PLAT OF SUBDIVISION
Date Prepared:	MARCH 1, 2023
Scale:	1" = 30'

REMOVED: 04/10/2023 - PER CITY COMMENTS - LOT 3 ACCESS
REMOVED: 03/13/2023 - PER CITY AND CLIENT COMMENTS

11/52-H

FOR IMMEDIATE RELEASE

[Downloads](#)

[Media Contacts](#)

[Email Alerts](#)

[View Full Site](#)

[VIEW ALL NEWS](#)

Thursday, July 13, 2023 9:00 AM

Kraft Heinz Invests \$400M to Build One of the Largest Automated CPG Distribution Centers in North America



Expected to open in 2025, the new facility in DeKalb, Ill. is designed to drive supply chain efficiencies to fuel the Company's continued transformation and growth

PITTSBURGH & CHICAGO – July 13, 2023 – Today, [The Kraft Heinz Company](#) (Nasdaq: KHC) ("Kraft Heinz" or the "Company") announced a more than \$400 million investment to build one of the largest automated CPG distribution centers in North America. Located in DeKalb, Ill., the 775,000 square-foot national distribution facility will feature state-of-the-art automation technology and national railway access, enabling Kraft Heinz to drive greater supply chain efficiencies and distribute its products to retail and foodservice customers faster than ever. The facility is expected to bring more than 150 jobs to the region.



"As we continue on our journey to lead the future of food, our talented North America teams and collaborative external partners are innovating at a rapid pace to expand our supply chain capabilities," said Carlos Abrams-Rivera, Executive Vice President and President, North America at Kraft Heinz. "The DeKalb distribution center is expected to play a critical role in our larger distribution strategy, moving more than 60 percent of Kraft Heinz dry goods in North America through our automated facilities. It's a testament to the dynamic, out-of-the-box thinking of our supply chain teams whose work enables us to operate with greater efficiency and agility every day."

The facility's design includes a 24/7 automated storage and retrieval system with the ability to drive twice the volume for Kraft Heinz customers, distributing more than 60 percent of the Company's foodservice business and approximately 30 percent of all dry goods. It is also expected to contribute to Kraft Heinz's ability to achieve its broader ESG ambitions to reduce its operational environmental footprint through the implementation of sustainable technology and solutions to reduce the waste produced at the facility and minimize its overall environmental impact.

"We're driving end-to-end transformation across our entire supply chain, investing in automated technology and digitized solutions to increase the agility of our logistics operations," said Erin Mitchell, Vice President of Logistics and Head of Network Restructuring at Kraft Heinz. "The construction of our new DeKalb distribution center is the latest example of this transformation in action. We have designed it to help ensure the delivery of our delicious, innovative and iconic products at the right time for our customers and consumers for years to come."

Kraft Heinz has partnered with Trammell Crow Company (TCC), a global commercial real estate developer; Krusinski Construction Company (KCC), as general contractor; Daifuku, as integrated logistics automation provider; and the City of DeKalb and the DeKalb County Economic Development Corporation (DCEDC) on the development of the facility.

"We are pleased to be partnering with Kraft Heinz to develop this innovative project, working alongside KCC to deliver a state-of-the-art facility for Kraft Heinz," said Josh Udelhofen, Senior Vice President with TCC Chicago. "Located in the master planned ChicagoWest Business Center, which TCC has developed in partnership with Jerry Krusinski and his KCC team, Kraft Heinz will be located near other large-scale distribution companies in DeKalb. The area benefits from a strong labor pool, Enterprise Zone incentives, as well as an ideal location along I-88. We look forward to reaching the next construction milestone and moving this project along to deliver the facility to Kraft Heinz in 2025."

"We are very excited that Kraft Heinz will bring its worldwide reputation for quality products and services to our community," said Cohen Barnes, Mayor of DeKalb. "The construction and post-construction employment opportunities they bring will have a positive and lasting impact on our

residents, and this positive impact is compounded by the additional diversification of our tax base, which will spur further interest in DeKalb for many years to come."

"The DeKalb County Economic Development Corporation (DCEDC) is pleased to support the City of DeKalb and the ChicagoWest Business Center in attracting the Kraft Heinz Company to DeKalb County," said DCEDC Executive Director Paul Borek. "As one of the world's largest food and beverage companies with global brand recognition, Kraft Heinz elevates DeKalb's position as a food processing and distribution hub."

About The Kraft Heinz Company

We are driving transformation at The Kraft Heinz Company (Nasdaq: KHC), inspired by our Purpose, *Let's Make Life Delicious*. Consumers are at the center of everything we do. With 2022 net sales of approximately \$26 billion, we are committed to growing our iconic and emerging food and beverage brands on a global scale. We leverage our scale and agility to unleash the full power of Kraft Heinz across a portfolio of six consumer-driven product platforms. As global citizens, we're dedicated to making a sustainable, ethical impact while helping feed the world in healthy, responsible ways. Learn more about our journey by visiting www.kraftheinzcompany.com or following us on LinkedIn and Twitter.

Forward-Looking Statements

This press release contains a number of forward-looking statements. Words such as "believe," "contribute," "design," "drive," "enable," "ensure," "expand," "expect," "increase," "invest," "minimize," "move," "operate," "reduce," "will," and variations of such words and similar future or conditional expressions are intended to identify forward-looking statements. These statements include, but are not limited to, statements about the expected benefits of the project and relationships, impacts of the project on the Company's business, opportunities, performance, and future plans, and other statements that are not historical facts, each of which is based on the Company's current beliefs, expectations, estimates, and projections. These forward-looking statements are subject to a number of risks and uncertainties, many of which are difficult to predict and beyond the Company's control, which could cause actual results to differ materially from those indicated in the forward-looking statements. Those factors include, but are not limited to, the Company's ability to achieve the intended benefits of the project and relationships, the expected costs of the project, and the risk factors set forth in the Company's filings with the Securities and Exchange Commission, including the Company's most recently filed Annual Report on Form 10-K and subsequent reports on Forms 10-Q and 8-K. The Company disclaims and does not undertake any obligation to update, revise, or withdraw any forward-looking statement in this press release, except as required by applicable law or regulation.

###

Multimedia Files:



Kraft Heinz DeKalb National Distribution Center

Download:

[Download original 291 KB \(2789 x 1461\)](#)

[Download thumbnail 47 KB \(200 x 105\)](#)

[Download lowres 221 KB \(480 x 251\)](#)

[Download square 120 KB \(250 x 250\)](#)



Kraft Heinz DeKalb National Distribution Center – Main Entry

Download:

[Download original 1.37 MB \(6400 x 3600\)](#)

[Download thumbnail 41 KB \(200 x 113\)](#)

[Download lowres 197 KB \(480 x 270\)](#)

[Download square 95 KB \(250 x 250\)](#)



Kraft Heinz DeKalb National Distribution Center – Aerial View

Download:

[Download original 3.55 MB \(11175 x 5441\)](#)

[Download thumbnail 44 KB \(200 x 97\)](#)

[Download lowres 214 KB \(480 x 234\)](#)

[Download square 117 KB \(250 x 250\)](#)

[VIEW ALL NEWS](#)