



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, May 14, 2025

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: April 9, 2025

Citizen's Comments

Public Hearings

1. **PZC 2025-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.
2. **PZC 2025-05 United City of Yorkville**, petitioner, is proposing to amend Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance. The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements.

Unfinished Business

New Business

1. **PZC 2025-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify ten (10) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.

Action Items

Text Amendment

2. **PZC 2025-05 United City of Yorkville**, petitioner, is proposing to amend Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance. The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements.

Action Item

Text Amendment

Additional Business

1. **Appointment of Vice Chair**

2. **City Council Action Updates**

- a. **PZC 2025-03 Ali Bukhres**, on behalf of QuikTrip Corporation, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit two (2) monument signs to be erected, which exceed the maximum sign area, maximum sign height, and maximum number of signs as stated in Section 10-6-6-B of the Yorkville Unified Development Ordinance. The real property, zoned B-3 General Business District, is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

Action Items

Variance

Adjournment