



United City of Yorkville

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Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, June 11, 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: May 14, 2025

Citizen's Comments

Public Hearings

1. **PZC 2025-08 Pioneer Development, LLC**, as the petitioner and contract purchaser, along with multiple property owners, has submitted applications to the United City of Yorkville in Kendall County, Illinois, seeking rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 1,037 acres across 20 parcels. The proposal involves rezoning the land from various residential and business districts to M-2 General Manufacturing District to facilitate the development of a state-of-the-art data center campus. This project would include 14 data center buildings totaling over 17 million square feet, two electrical substations, a utility switchyard, and stormwater detention basins. The applicants are also requesting several deviations from the Yorkville Unified Development Ordinance (UDO) related to setbacks, parking, circulation, and design standards. The property is located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road.

Unfinished Business

New Business

1. **PZC 2025-08 Pioneer Development, LLC**, as the petitioner and contract purchaser, along with multiple property owners, has submitted applications to the United City of Yorkville in Kendall County, Illinois, seeking rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 1,037 acres across 20 parcels. The proposal involves rezoning the land from various residential and business districts to M-2 General Manufacturing District to facilitate the development of a state-of-the-art data center campus. This project would include 14 data center buildings totaling over 17 million square feet, two electrical substations, a utility switchyard, and stormwater detention basins. The applicants are also requesting several deviations from the Yorkville Unified Development Ordinance (UDO) related to setbacks, parking, circulation, and design standards. The property is located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road.

Action Items

Rezone, PUD & Preliminary PUD Plan

2. **PZC 2025-09 Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of Lucaya Asset Management, LLC (Current Owner)**, petitioners, are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow for a commercial solar energy facility on land located between 9417 and 9221 Corneils Road in unincorporated Kendall County within 1.5 miles of a municipality without an annexation agreement.

Action Item

1.5-mile Review

Additional Business

1. City Council Action Updates

- a. **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

- b. **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

Adjournment