

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, May 14, 2025 7:00pm

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Danny Williams-yes, Ryan Forristall-yes, Michael Crouch-yes, Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes

Absent: Seaver Tarulis

City Staff

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Planner1

Megan Lamb, City Attorney

David Hansen, Senior Planner

Lynn Dubajic Kellogg, City Consultant

Other Guests

Chris Vitosh, Vitosh Reporting Service

Alan L. Clever

Sam Woodworth, WSPY

Previous Meeting Minutes April 9, 2025

Motion by Mr. Crouch and second by Ms. Linnane to approve the minutes as presented. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0

Citizen's Comments None

Public Hearings

Chairman Vinyard stated there were 2 Hearings for this meeting. He explained the procedure to be followed and the taking of testimony.

Chairman Vinyard entertained a motion to open the Hearings. At approximately 7:02pm a motion was made and seconded by Mr. Williams and Ms. Linnane, respectively, to open the Public Hearings. Roll call: Forristall-yes, Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Linna ne-yes. Carried 6-0.

The Public Hearings were read by Chairman Vinyard:

- 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 to the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of 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.

(See Court Reporter's transcript of Public Hearings)

At approximately 7:08pm a motion was made by Mr. Green and seconded by Mr. Williams to close the Public Hearings. Roll call: Green-yes, Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes. Carried 6-0.

Unfinished Business None

New Business

1. **PZC 2025-04 United City of Yorkville, Comprehensive Plan Update – Future Land Use Amendments** (see full description #1 above)

Action Item

Text Amendment

There was no discussion and a motion was made and seconded by Mr. Green and Mr. Williams, respectively, to approve this petition. Motion read by Mr. Williams: In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request 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 to the Future Land Use Map Addendum to reclassify eleven (11) identified developments. The changes are a result of rezoning approvals made by the City Council in calendar years 2023 and 2024.

Roll call: Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes.

Carried 6-0.

2. **PZC 2025-05 United City of Yorkville, Data Center Development Standards - Text Amendment** (see full description #2 above)

Action Item

Text Amendment

There was no discussion and a motion was made and seconded by Mr. Green and Mr. Williams, respectively, to approve the amendment. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes. Carried 6-0.

Note: Since the motion had not been read prior to the vote, the motion was read at this time by Mr. Williams. Motion: In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-4-10, Energy Industrial Use Standards of the Unified Development Ordinance to establish development regulations for data center facilities, as presented in a staff memorandum dated May 7, 2025.

Roll call: The vote was re-done as follows: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Additional Business

1. Appointment of Vice Chair

Ms. Linnane nominated Mr. Crouch as Vice-Chair and Mr. Williams seconded that nomination.
Roll call: Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes.
Carried 6-0.

Mr. Williams also announced this would likely be his final meeting as he will possibly be moving from Yorkville.

2. City Council Action Updates

a. PZC 2025-03 Ali Bukhres, QuikTrip

Ms. Noble said the sign variance had been approved by City Council.

Additionally, it was noted that Costco plans to open in November.

Adjournment

There was no further business and the meeting was adjourned at 7:14pm on a motion by Mr. Williams and second by Mr. Green. Unanimous voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, May 14, 2025
7:00 p.m.

PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Danny Williams, Commissioner,
Mr. Ryan Forristall, Commissioner,
Ms. Marge Linnane, Commissioner,
Mr. Michael Crouch, Commissioner,
Mr. Chad Green, Commissioner.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Sara Mendez, Senior Planner;
Mr. David Hansen, Senior Planner;
Ms. Marlys Young, Minute Taker.

1 APPEARANCES:

2 OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
3 LTD.

4 BY: MS. MEGAN LAMB
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
5 (630) 682-0085

6 appeared on behalf of the United City of
Yorkville.

7 - - - - -

1 CHAIRMAN VINYARD: There are two the
2 public hearings scheduled for tonight's Planning
3 and Zoning Commission meeting. The purpose of
4 these hearings is to invite testimony from
5 members of the public regarding the proposed
6 requests that are being considered before this
7 commission tonight.

8 Public testimony from persons
9 present who wish to speak may be for or against
10 the request or to ask questions of the petitioner
11 regarding the request being heard.

12 Once all public hearings on
13 tonight's agenda are closed, the commission will
14 deliberate and vote on the recommendations to the
15 City Council for each of the matters that are
16 subject of a hearing.

17 Those persons wishing to testify are
18 asked to speak clearly, one at a time, and state
19 your name and who you represent. You are also
20 asked to sign in at the podium.

21 If you plan to speak during
22 tonight's public hearing as a petitioner or as a
23 member of the public, please stand and raise your
24 right hand and repeat after me.

1 Anyone speaking tonight?

2 (No response.)

3 CHAIRMAN VINYARD: All right. So we
4 will just move on. The order of receiving
5 testimony will be as follows: The petitioner is
6 going to make their presentation, followed by
7 those who wish to speak in favor or opposition of
8 the request.

9 May I have a motion to open the
10 public hearing on petition numbers PZC 2024-04
11 (sic), United City of Yorkville, the petitioner,
12 is proposing to amend Yorkville's Comprehensive
13 Plan, and PZC 2025-05, United City of Yorkville,
14 petitioner, is proposing to amend Section
15 10-4-10, energy industrial use standard regarding
16 data center development of the Yorkville United
17 (sic) Development Ordinance.

18 COMMISSIONER WILLIAMS: So moved.

19 COMMISSIONER LINNANE: Second.

20 CHAIRMAN VINYARD: Roll call, please.

21 MS. YOUNG: Yes. Forristall.

22 COMMISSIONER FORRISTALL: Yes.

23 MS. YOUNG: Crouch.

24 COMMISSIONER CROUCH: Yes.

1 MS. YOUNG: Green.

2 COMMISSIONER GREEN: Yes.

3 MS. YOUNG: Vinyard.

4 CHAIRMAN VINYARD: Yes.

5 MS. YOUNG: Williams.

6 COMMISSIONER WILLIAMS: Yes.

7 MS. YOUNG: Linnane.

8 COMMISSIONER LINNANE: Yes.

9 CHAIRMAN VINYARD: All right. Very
10 good. The first public hearing is PZC 2025-04,
11 United City of Yorkville, petitioner, is
12 proposing to amend the Yorkville Comprehensive
13 Plan, including a modified future land use map,
14 pursuant to Section 11-12-7 of the Illinois
15 Municipal Code and Section 9-1-1 of Yorkville
16 City Code.

17 The proposed amendment adds sections
18 to the future land use map amendment to
19 reclassify 11 identified developments. The
20 changes are a result from the rezoning approvals
21 made by the City Council in the calendar years of
22 2023 and 2024.

23 Staff, would you like to present
24 your memo summary of PZC 2025-04, request for

1 amendment to the Comprehensive Plan?

2 MR. HANSEN: Yes, we will.

3 CHAIRMAN VINYARD: Thanks.

4 MR. HANSEN: This is a Comprehensive
5 Plan update for future land use amendments. In
6 2024 the City Council approved ten developments
7 which required rezoning.

8 Due to the inconsistency of the
9 parcels with the adopted Comprehensive Plan of
10 2016, the future land use designations and maps
11 of each area requires amending.

12 Staff is recommending amending the
13 plan to change the future land uses of these
14 projects to their now approved land uses.

15 Please note New Leaf Energy Solar
16 Farm, which was approved in 2023, is also part of
17 the list since it was included in the amendment
18 list in 2024.

19 Also, just a quick summary of the
20 11, three of them are solar farm related, three
21 of them are data center related. There is three
22 1.5 mile reviews in Kendall County. Fox Haven
23 Townhomes and Costco are also included in this.

24 The next steps would be after

1 recommendation is go back to EDC since there was
2 no quorum last meeting, and go to the EDC on
3 June 3rd, 2025, and then after that it is
4 proposed to go to the June 10th City Council for
5 consideration.

6 CHAIRMAN VINYARD: Thank you. Is there
7 anyone present who wishes to speak?

8 (No response.)

9 CHAIRMAN VINYARD: Well, we don't have
10 anyone actually.

11 MS. NOBLE: Yeah, we don't.

12 CHAIRMAN VINYARD: So we are going to
13 skip that. Sorry. The next is PZC 2025-05,
14 United City of Yorkville, the petitioner, is
15 proposing to amend Section 10-4-10, energy
16 industrial use standards regarding data center
17 development of the Yorkville Unified Development
18 Ordinance.

19 The proposed text amendment seeks to
20 establish specific regulations for data center
21 developments. These regulations include
22 standards related to noise control, landscape
23 buffering, building separation from residential
24 properties, height limitation and other design

1 and operational requirements.

2 Staff, could you please present your
3 memo summary on PZC 2025-05, request for text
4 amendment to Section 10-4-10, energy industrial
5 use in the UDO?

6 MS. MENDEZ: Yes. So with the influx of
7 data center interest in Yorkville, staff believes
8 it's timely and appropriate to establish data
9 center specific standards in the UDO to ensure
10 responsible growth and maintain high development
11 standards, and then to support this effort, we
12 researched different municipalities across the
13 U.S., and while every municipality has their
14 different approach, Yorkville's proposed
15 regulations reflects best practices and are
16 tailored to our local needs.

17 And currently there are 12 data
18 center projects that have either been approved,
19 are under review or involve site inquiries with
20 stated intentions to apply, and this growing
21 interest reinforces the need for clearer
22 standards as the section right now is empty.

23 So the proposed amendment addresses
24 key areas like landscape buffering when adjacent

1 to roads and non-manufacturing zoned land uses,
2 minimum building separation from residential and
3 commercial structures, height limitations,
4 particularly near residential uses, noise
5 control, including pre- and post-construction
6 noise studies and restrictions on generator use,
7 operational testing hours, prohibition of nuclear
8 energy as a power source, phasing plans to reduce
9 impacts on nearby residents, fencing standards,
10 lighting and photometric requirements, appearance
11 standards, traffic management plans, emergency
12 coordination, battery storage, and enhanced
13 building code requirements, all of which Project
14 Steel and Project Cardinal are going to be held
15 to.

16 And then, lastly, off-street parking
17 regulations was not included in the initial
18 adoption of the UDO, so the amendment would
19 formally add these parking regulations.

20 And then the proposed text amendment
21 represents a practical approach to guide these
22 data center developments, and then it will also
23 go to the EDC on June 3rd.

24 CHAIRMAN VINYARD: All right. Since all

1 public testimony regarding this petition has been
2 taken, may I have a motion to close the taking of
3 testimony in public hearing.

4 COMMISSIONER WILLIAMS: So moved.

5 COMMISSIONER GREEN: So moved.

6 COMMISSIONER WILLIAMS: Second.

7 CHAIRMAN VINYARD: Roll call vote on the
8 motion, please.

9 MS. YOUNG: Yes. Green.

10 COMMISSIONER GREEN: Yes.

11 MS. YOUNG: Linnane.

12 COMMISSIONER LINNANE: Yes.

13 MS. YOUNG: Vinyard.

14 CHAIRMAN VINYARD: Yes.

15 MS. YOUNG: Williams.

16 COMMISSIONER WILLIAMS: Yes.

17 MS. YOUNG: Forristall.

18 COMMISSIONER FORRISTALL: Yes.

19 MS. YOUNG: And Crouch.

20 COMMISSIONER CROUCH: Yes.

21 CHAIRMAN VINYARD: Very good. The
22 public hearing portion of tonight's meeting is
23 now closed.

24 (Which were all the proceedings had

in the public hearings, concluding
at 7:08 p.m.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF LASALLE)

4 I, CHRISTINE M. VITOSH, a Certified
5 Shorthand Reporter of the State of Illinois, do
6 hereby certify:

7 That the foregoing public hearing
8 transcript, Pages 1 through 17, was reported
9 stenographically by me by means of machine 1.

10 Shorthand, was simultaneously
11 reduced to typewriting via computer-aided
12 transcription under my personal direction, and
13 constitutes a true record of the testimony given
14 and the proceedings had;

15 That the said public hearing was taken
16 before me at the time and place specified;

17 That I am not a relative or employee or
18 attorney or counsel, nor a relative or employee
19 of such attorney or counsel for any of the
20 parties hereto, nor interested directly or
21 indirectly in the outcome of this action.

22 I further certify that my certificate
23 attached hereto applies to the original
24 transcript and copies thereof signed and
certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my
4 hand at Leland, Illinois, this 31st day of May,
5 2025.

6
7
8 /s/ Christine M. Vitosh

9 CHRISTINE M. VITOSH,
10 Illinois C.S.R. Certificate
11 No. 084-02883
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