



Reviewed By:

Legal ☒
Finance ☐
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City Administrator ☒
Community Development ☒
Purchasing ☐
Police ☐
Public Works ☐
Parks and Recreation ☐

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2025-08 & EDC 2025-50

Agenda Item Summary Memo

Title: Project Cardinal – Pioneer (Data Center) – Discussion

Meeting and Date: City Council – July 22, 2025

Synopsis: Please see below for agenda item notes.

Council Action Previously Taken:

Date of Action: PZC – 7/9/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2025-08 & EDC 2025-50

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

No vote will take place on this agenda item at this meeting. Discussion may or may not occur,
depending on whether members of the City Council have questions or wish to discuss the
project. The developer is not expected to attend.

Have a question or comment about this agenda item?

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Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: July 16, 2025
Subject: **PZC 2025-08 – Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
Proposed Data Center Campus & On-Site Substation/Switchyard Development

REQUEST SUMMARY:

The petitioner, Pioneer Development, LLC, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total, planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. There are three (3) phases of development anticipated, with full campus buildout expected within 10 years.

In response to feedback from residents and Economic Development Committee members on the Project Cardinal Data Center site plan, the petitioner has made several revisions to address key concerns. These include the addition of an undulating 8-foot-tall, landscaped berm to enhance buffering, the removal of site access from Ashe Road to help preserve its rural character—while still committing to roadway and intersection improvements—updated building elevations with enhanced architectural treatments, particularly for those visible from nearby residences, and the submission of a preliminary noise study to address sound-related concerns. The City’s sound engineering consultant has reviewed the updated study and confirmed that, with the use of non-tonal chillers and appropriate sound mitigation measures, the project can comply with the City’s noise ordinance under the current site layout. Although residents suggested modifying the phasing sequence to a “middle-out” approach, the developer has stated that the construction phasing is driven by ComEd’s power allocation schedule, which necessitates a west-to-east buildout.

ANNEATION & PUD AGREEMENT REQUESTS:

A public hearing was held by the City Council on June 10, 2025, to consider the petitioner’s request for approval of an annexation agreement. The attached draft agreement between the United City of Yorkville and Pioneer Development, LLC outlines the terms for annexing approximately 305 acres into the City for the development of a data center campus. Upon closing, the property will be zoned M-2 General Manufacturing with a Special Use for a Planned Unit Development (PUD), as described in the accompanying PUD Agreement. The agreement has a 20-year term and allows the City to rezone the property in year 19 if it remains undeveloped, with the Developer waiving the right to oppose such action. It becomes effective upon the Developer’s acquisition of the property and formal notice to the City.

The attached draft Planned Unit Development (PUD) Agreement details the provisions, relief, and obligations of the data center developer and the City regarding the future construction of the subject property such as: installing landscape buffers, continuous noise monitoring, and an emergency operations plan, while separate agreements will address utility, roadway, and fee obligations. The agreement becomes effective upon the developer’s acquisition of the property and runs with the land for all successors and assigns. However, if construction does not begin within three years of the PUD Agreement’s effective date, the land use plan and associated entitlements shall become null and void.

REZONING, PUD & PRELIMINARY PUD PLAN REQUEST:

The Planning and Zoning Commission held a public hearing regarding the proposed Rezoning, special use for Planned Unit Development (PUD), and Preliminary PUD Plan for the subject property on July 9, 2025. The commission made the following actions on the motions below:

1. **Rezoning**

In consideration of testimony presented during a Public Hearing on July 9, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Suburban Residential District, R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District for Project Cardinal, a proposed future data center campus, generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road totaling approximately 1,037 acres.

Action Item:

Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye

5 ayes; 0 no

2. **Special Use for Planned Unit Development**

In consideration of testimony presented during a Public Hearing on July 9, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization of a Planned Unit Development for Project Cardinal, a data center campus, to be generally located northwest of Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road totaling approximately 1,037 acres, subject to the conditions enumerated in a staff memorandum dated July 3, 2025.

Action Item:

Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye

5 ayes; 0 no

3. **Preliminary PUD Plan**

The Planning and Zoning Commission recommends approval to the City Council of the Project Cardinal – Preliminary PUD Site Plan prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O² and dated 06/20/2025.

Action Item:

Linnane-aye; Green-aye; Forristall-aye; Vinyard-aye; Crouch-aye

5 ayes; 0 no

Attachments:

1. Draft PUD Approving Ordinance
2. Draft PUD Agreement
3. Draft Annexation Approving Ordinance
4. Draft Annexation Agreement
5. Draft Rezoning Ordinance
6. Draft Annexing Ordinance
7. Plat of Annexation prepared by EEI dated June 4, 2025
8. Copy of Petitioner's Application Package dated March 14, 2025
9. Updated Applications dated March 21, 2025, and May 31, 2025
10. Preliminary PUD Site Plan dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O²

11. Exterior Elevations dated 06/20/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O²
12. Photometric Plan dated 7/1/25 prepared by PG Enlighten
13. Landscape Plan dated 07/02/2025 submitted by Pioneer Development and prepared by Burns McDonnell
14. Traffic Methodology Memo, as submitted by Pioneer Development on May 30, 2025, and prepared by Burns McDonnell
15. Preliminary Drainage Memo dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
16. Wetland Delineation Report for Project Cardinal dated May 23, 2025 and prepared by Burns McDonnell
17. Security Fencing Details dated March 14, 2025, as submitted by Pioneer Development, and prepared by Burns McDonnell
18. Preliminary Sound Study dated July 1, 2025 and prepared by Burns McDonnell
19. Updated Preliminary Sound Study dated July 9, 2025 and prepared by Burns McDonnell
20. Plan Council Response Letter submitted by Pioneer Development
21. EEI Review Letter to the City dated July 8, 2025, June 16, 2025 and April 4, 2025.
22. Project Cardinal Floodplain Exhibit dated March 2025 and prepared by EEI, Inc.
23. Soundscape Engineering Review Memos dated April 7, 2025, April 21, 2025, and July 8, 2025
24. Plan Council Packet Materials 04-10-2025
25. Data Center Development Map - Overall
26. Project Cardinal Road Improvements- ROW Dedication Exhibit prepared by EEI updated May 2025
27. Project Cardinal Shared Path Exhibit prepared by EEI updated May 2025
28. Public Hearing Notice Affidavit
29. Email from Elizabeth Fotopoulos dated March 25, 2025
30. Email from Lawrence Wickter dated July 7, 2025