



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, August 13, 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: July 9, 2025

Citizen's Comments

Public Hearings

1. **PZC 2025-07 Prologis, L.P.**, the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. Marilee Foltz, have submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 540 acres across sixteen (16) parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District to accommodate a high-tech data center campus, including eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins. The applicants are also requesting deviations from the Yorkville Unified Development Ordinance (UDO) related to interior yard setbacks, energy use standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located east of Eldamain Road between Corneils Road to the south and Galena Road to the north.

Unfinished Business

New Business

1. **PZC 2025-07 Prologis, L.P.**, the petitioner and contract purchaser, along with property owners Rosenwinkel Family Trust, George Ostreko Jr. Et Al, Mary Auer, and Jerry G. Marilee Foltz, have submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning, special use authorization for a Planned Unit Development (PUD), and preliminary PUD Plan approval for approximately 540 acres across sixteen (16) parcels. The proposal seeks to rezone the parcels from R-1 Single-Family Suburban Residence District to M-2 General Manufacturing District to accommodate a high-tech data center campus, including eighteen (18) data center buildings totaling over 9 million square feet, three (3) electrical substations, and associated stormwater detention basins. The applicants are also requesting deviations from the Yorkville Unified Development Ordinance (UDO) related to interior yard setbacks, energy use

standards, minimum parking requirements, cross access, pedestrian circulation, bicycle parking, off-street loading spaces, landscaping, mechanical unit screening, fencing, industrial appearance standards, frontage on public streets, and public street and circulation requirements. The subject property is generally located east of Eldamain Road between Corneils Road to the south and Galena Road to the north.

Action Items

Rezone, PUD & Preliminary PUD Plan

Additional Business

1. City Council Action Updates

- a. **PZC 2025-10 Greg Marker, on behalf of Marker, Inc. and Heartland Meadows West, LLC**, contract purchaser, with the United City of Yorkville, property owner, is requesting Final Plat approval for an approximately 8.3-acre site. The proposed development consists of 20 single-family residential lots intended for an active adult community, along with 4 commercial outlots. The property is zoned R-2 Single-Family Traditional Residence District and B-3 General Business District and is located on Blackberry Shore Lane between Northland Lane and Cannonball Trail.

Action Item

Final Plat

- a. **PZC 2025-11 Patrick Winninger, on behalf of 1115, LLC**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting Final Plat approval for Fox Haven Subdivision, which consists of two (2) parcels. Parcel 1 consists of 17 residential buildings totaling 105 townhome units on 13.161 acres and is zoned R-4 General Multi-Family Residence District. Parcel 2 consists of 1.017 acres and is zoned B-3 General Business District for a future commercial development. The entire 14.178-acre site is located at 1115 South Bridge Street.

Action Item

Final Plat

Adjournment