



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2025-07 & EDC 2025-59**Agenda Item Summary Memo****Title:** Project Steel (Prologis) – Annexation, Rezone, PUD & Preliminary Plan - Discussion**Meeting and Date:** City Council – August 26, 2025**Synopsis:** Please see the attached memo and below for agenda item notes.**Council Action Previously Taken:**Date of Action: PZC – 8/13/25 Action Taken: Moved forward to City Council agenda.Item Number: PZC 2025-07 & EDC 2025-59**Type of Vote Required:** None**Council Action Requested:** Informational**Submitted by:** Krysti J. Barksdale-Noble, AICPCommunity Development

Name

Department

**Agenda Item Notes:**No vote will take place on this agenda item at this meeting. A discussion will occur.The developer will be present at the meeting to answer any questions; however, there will not be a sound study presentation at this meeting.Requests for annexation/annexation agreement, rezoning, Planned Unit Development (PUD), and Preliminary PUD Plan for an approx. 540-acre data center campus.*Have a question or comment about this agenda item?**Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# 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: August 22, 2025  
Subject: **PZC 2025-07 Project Steel – Annex, Rezone, PUD & Prelim Plan**  
Proposed Data Center Campus and On-Site Substation Development

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## **UPDATE:**

At the petitioner's request, the sound assessment presentations for the Project Steel data center have been rescheduled to allow time for the City's consultant, Soundscape, to provide preliminary review comments and for the Prologis, L.P. to incorporate that feedback before presenting to the public. Therefore, the revised schedule is as follows:

- **September 9, 2025 – City Council:** Brief presentations of the sound assessment findings from both Project Steel's team and the City's consultant (Soundscape).
- **September 23, 2025 – City Council (Tentative):** A full project presentation by the petitioner, including an updated sound assessment summary, if needed, as well as potential revisions to access points, updates on the W. Beecher Road vacation, and the Beecher Road realignment.

Should you have any questions, staff and the petitioner will be available at Tuesday night's meeting to answer any questions.