

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, August 5, 2025, 6:00pm  
East Conference Room #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Joe Plocher  
Alderman Rusty Hyett  
Alderman Matt Marek via Zoom

**Other City Officials**

City Administrator Bart Olson  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Planner I Sara Mendez  
Senior Planner David Hansen  
Code Official Pete Ratos  
City Consultant Lynn Dubajic Kellogg  
Community Engagement & Marketing Coordinator Katelyn Gregory

**Other Guests**

Tom DeCarlo, KEO, IL LLC  
Pat Daly, Prairie Point Ventures  
J. Witt, Prologis  
Katie Fraser, Prologis  
Joshua Schultz  
George Ostreko  
Josh Schleining  
Aimee Lalime via Zoom  
Henry Blackburn via Zoom  
Kevin C. Boyd, Prairie Point Ventures  
David Bossy, Prairie Point Ventures  
Clare Chandler, Prologis  
Sam Woodworth, WSPY News  
Rebekah Axtell  
Tammi Schleining  
Matt Gilbert via Zoom  
Lincoln Burrows via Zoom  
Sean R. via Zoom

The meeting was called to order at 6:00pm by Vice-Chairman Ken Koch.

**Citizen Comments** None

**Minutes for Correction/Approval** July 1, 2025

The minutes were approved as presented.

**New Business**

***1. EDC 2025-54 Building Permit Report for June 2025***

Mr. Ratos reported 146 permits in June which included 13 single family homes and 18 commercial. He said there are many permits waiting to be issued and there should be an uptick by the end of the year.

***2. EDC 2025-55 Building Inspection Report for June 2025***

There were 676 inspections in June and all were done in-house except a few.

### ***3. EDC 2025-56 Property Maintenance Report for June 2025***

Mr. Ratos said there is an ongoing case pertaining to grass and weeds not being cut on Bluestem. A fine of \$4,200 was levied for not cutting the grass for 35 days and an additional fine was adjudicated at a Hearing last night. Mr. Ratos said he spoke with the owner who requested a settlement arrangement. There is over \$20,000 in unpaid fines over a 5-year period. Mr. Olson said the offender could be taken to court and the fines enforced or city staff will cut the grass and a lien can be placed on the property. It was noted that Ground Effects is also in violation and the owner is non-responsive. It will be referred to Public Works.

### ***4. EDC 2025-57 Economic Development Report for July 2025***

Katelyn Gregory reported We Rock the Spectrum Kid's Gym will open soon, Salsa Verde will open at a new location and the Reds Sports Training Facility has broken ground. Alderman Koch asked if some of the businesses are having trouble with individuals harassing customers. Mr. Olson addressed this and said several businesses have had trespassing incidents. He also noted the Supreme Court has granted authority to approve anti-camping ordinances to prohibit camping on public property. He said there are a couple on private property and an individual on public property. Aldermen Koch and Plocher both said they had received complaints from business patrons.

### ***5. EDC 2025-58 Downtown Brownfield Remediation – Terracon SRP Proposal***

The remediation efforts are for the former FS site including the east alley and stems from agriculture use over 100 years ago. Staff is seeking a “no further remediation” letter. The cost to clean the site is about \$100,000 with \$85,000 for engineering and \$10,000 for IEPA time and permit fees. The permit will give the city authority to drill for samples and create a remediation plan. If the letter is given, it would also allow the city to sell the property. Paying for this will require a budget amendment which has been drafted. Mr. Olson said remediation can include soil treatments, excavation or encapsulation of the soil. While it is not legally necessary, he said it is good practice. Chairman Koch asked about the 2008 Kendall Safety Group and if that group took any steps for remediation with IEPA helping with costs. Mr. Olson said IEPA will help guide through the process, however, there are no funds available at this time. Alderman Marek asked about the area across the tracks—the site just touches the area by the tracks. The committee agreed to go forward with this proposal.

### ***6. EDC 2025-59 Project Steel – Prologis (Data Center) – Annexation, Rezone, Preliminary PUD Plan and PUD***

Mr. J. C. Witt gave a brief overview of Prologis which owns 1.3 billion sq. ft. of buildings across the globe including many data centers. They own 80 million square feet in the Chicago area and are connected to many non-profit organizations. He said they held a meeting with nearby residents and answered many questions about their proposal.

Ms. Katie Fraser, Director of Development Services for Prologis, gave a brief presentation of the proposed project in Yorkville. She said Project Steel is a 540-acre site bounded by Galena Rd, Corneils, Eldamain and Beecher Rd. They are proposing 18, two-story data center buildings with a 15-20 year phased buildout time. Their site would include a landscaping berm and a trail and they also would provide benefits to the community. She provided other details and renderings of the buildings.

Ms. Noble gave the staff overview and stated the history of the previously proposed developments for homes though the land was never annexed or rezoned. The petitioner is seeking M-2 zoning. She said the PUD request allows for flexibility in zoning and variances and

the petitioner must meet at least one of the city standards. She discussed landscaping, access building phasing, two school district boundaries and coordination with ComEd. Ms. Noble said the project does require vacating W. Beecher Rd. after annexation and will require demolition of 3 homes there. There are 13 deviations requested. She also discussed parking requirements, multi-use trail, landscaping, berm and street design/road reconstruction and other street improvements. Road recapture payments are also required. Noise testing will also be mandatory throughout the project. The Comprehensive Plan will also require an amendment. Development agreements will be consistent with the other proposed projects in the area. She said this proposal will move forward to Planning and Zoning on August 13<sup>th</sup>.

Mr. Olson addressed the Beecher Road discussion. He said East Beecher would not go through the Cardinal property and all of W. Beecher is being requested to be vacated. East Beecher would extend to Corneils with a possible roundabout. He said this matter would go to Planning & Zoning and then City Council.

Tammi Schleining who resides on Eldamain Rd., had several concerns and questions. She said the main entrance to Project Steel is right next to their driveway and the pedestrian walkway ends at her driveway. She asked where pedestrians would be parking and where they enter the trail. Also, there are berms on Galena and Eldamain and a smaller setback by her property—she asked for a larger buffer. She also asked if the main entrance will be used for construction traffic and had concerns about many issues--possible power outages, water well, site changes for privacy, lighting and effect of constant humming on their livestock. Other concerns noted later were dust and energy pollution. She will forward all concerns to the city. Mr. Olson and Ms. Noble replied to some of her comments. Mr. Koch suggested the entrance could be farther north and Prologis personnel will reconsider the driveway and trail issues.

Matt Gilbert (on Zoom) who represents Green Door Capital and owns nearby property, said they paid a premium price and do not approve of Beecher Road running through their property. They have not heard anything from the petitioner about the project being discussed tonight. He asked to go on record with his comments that they oppose the vacation of W. Beecher and and southern routing.

The committee recommended moving this petition forward to the Planning & Zoning Commission.

**Old Business:** None

**Additional Business:**

There was no further business and the meeting adjourned at 6:55pm.

Minutes respectfully submitted by Marlys Young, Minute Taker