

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, September 2, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joe Plocher
Alderman Matt Marek

Absent: Alderman Rusty Hyett

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Alderman Chris Funkhouser via Zoom
Community Development Director Krysti Barksdale-Noble
Senior Planner Sara Mendez
Senior Planner David Hansen
Code Official Pete Ratos
Economic Development Coordinator Katelyn Gregory
City Consultant Lynn Dubajic Kellogg

Other Guests

Kevin Kearney, Pedersen Houpt
Sean Reynolds, JLL
Matt Gilbert, Green Door Capital
Shannon Westberg, Green Door Capital
Sam Dunkin, JLL
Debra Baumgartner via Zoom

The meeting was called to order at 6:04pm by Chairman Ken Koch.

Citizen Comments None

Minutes for Correction/Approval August 5, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-60 Building Permit Report for July 2025

Mr. Ratos reported 169 permits issued in July including 18 for single family detached, 5 single family attached and 14 commercial. The majority of the permits were for Lennar.

2. EDC 2025-61 Building Inspection Report for July 2025

There were 618 inspections in July most of which were for multi-family by D.R. Horton in Autumn Creek, said Mr. Ratos. More building is scheduled to start soon.

3. EDC 2025-62 Property Maintenance Report for July 2025

Mr. Ratos said there were 2 cases for weeds and grass issues, both of which were compliant at the time of the Hearings and they were dismissed.

4. EDC 2025-63 Economic Development Report for August 2025

Economic Development Coordinator Katelyn Gregory reported Nothing Bundt Cakes has opened in Kendall Marketplace as well as America's Best is opening this coming Friday. Other business information is included in Ms. Gregory's report.

5. EDC 2025-64 Ordinance Amending the Yorkville City Code (Permit Fee-Plan Review Fee Schedule)

Ms. Noble said staff was examining the fee schedule for data centers to determine if they are compatible with the times for plan reviews and inspections. A similar review was done in 2023 for solar farms. The first fee for solar was \$5,000 and the most recent fee for a solar field was \$96,000 to account for staff time.

Staff is proposing to increase the cost of plan reviews and inspection rates, which will gradually increase as the building size increases. The flat fee now for a building permit application is \$750 plus \$.20 per square foot. The request is to change from \$750 to \$1,000 plus \$1.00 per square foot.

Plan review fees would change from \$650 to \$950 plus \$9.50 per 10,000 cubic feet over 200,000 cubic feet. A typical building permit under the current fees is about \$72,000 which would change to \$300,000. A building that size would generate about 287 inspections. Other communities were contacted for fee comparisons. A memo with this information was sent to the current data center developers, but no comments have been received yet. This fee increase proposal will move to City Council for adoption upon the committee's recommendation. Alderman Funkhouser expressed some concern with the amount of the fees, but was OK with them since a comparison with other towns had been done.

6. EDC 2025-65 QuikTrip – Dormant SSA

a. Ordinance Proposing the Establishment of Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

b. Ordinance Establishing the Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

Senior Planner David Hansen gave an overview of this SSA. QuikTrip expects to open in November 2025 and this is a proposal for a dormant SSA for a storm water facility which is required by the storm water ordinance. If the property owner fails to pay, the SSA would provide a funding source for the storm water facility maintenance. If the property owner fails to maintain the basin, a tax would be levied. This request seeks to authorize a Public Hearing and would move to the September 9th City Council meeting for an ordinance proposing the SSA which would set the Public Hearing date. State law requires the Public Hearing to be 60 days after the passing of the SSA proposing ordinance putting the Hearing on November 10, 2025. Other 60-day deadlines follow before the final vote is taken in mid-January. The property owner has been notified and staff recommends approval of the ordinance. The committee was OK with this action and it will move forward to the September 9th consent agenda.

7. EDC 2025-66 Costco – Dormant SSA

a. Ordinance Proposing the Establishment of Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)

b. Ordinance Establishing the Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)

Senior Planner Sara Mendez presented the information and said this dormant SSA is for Costco and that it would have the same tax levy and meeting schedule as Quik Trip. It will move forward to the September 9th City Council consent agenda with committee approval.

8. EDC 2025-67 Meyer Data Center - Rezoning

Staff Comments:

Ms. Mendez provided the history of the annexation and zoning for this request. Green Door Capital filed an application for rezoning of 3 parcels totaling 130 acres. The property is located south of Corneils Road and east of Beecher Road. They wish to rezone from R-4 to M-2 General Manufacturing for a future data center. A community meeting prior to the PZC Public Hearing is recommended for the Caledonia HOA. Staff also recommends that only the western 2 parcels be rezoned, based on proximity to residential properties in Caledonia. In addition, the eastern parcel is 37.33 acres and with the new 500 foot distance required, it would result in 10.15 buildable acres. The petitioner said the property marketability will be limited if they are not able to rezone the eastern parcel. This petition will go to PZC on October 8th and to City Council on November 10th.

Petitioner Comments:

Mr. Kevin Kearney represents Green Door Capital and said they have purchased over 700 acres in the city. He said the proximity of sub-stations made Yorkville very attractive. He addressed the reason for their M-2 zoning request for all 3 properties. He said it would allow the end user flexibility in development of the site and maximum acreage. They do not have a user at this time. He does not think it will cause any damage to the nearby residences since the setbacks will be in place. Mr. Kearney also provided statistics about economic and tax benefits. Staff is looking at roundabouts or a possible connection to Eldamain for Green Door Capital property.

Mr. Matt Gilbert pointed out that Green Door Capital already owns the 130 acres unlike the surrounding projects who do not yet own the land. He also noted the eastern parcel is in the Yorkville School District and would benefit the city with the real estate taxes, while the western parcels are in the Plano School District. All utility tax goes to Yorkville. The 500 foot setback provides a very substantial buffer beneficial to the neighbors. Mr. Gilbert said he would like to see it rezoned at this time and a future user will bring in the site plan. He said if all 3 parcels are not rezoned it will narrow the list of potential users and viability of the site. He also said 25 acres have to be designated for an on-site substation.

Aldermen Comments:

Alderman Plocher said he agreed with staff about rezoning only the 2 western parcels to M-2. He suggested that Green Door Capital do a site plan to obtain the zoning for all 3 parcels.

Alderman Marek asked if the development could only include data centers and Ms. Noble replied the original limitations were part of an annexation agreement and they are asking for rezoning. The terms of the PUD could allow other users.

Alderman Funkhouser asked if it was possible to have a user pull a permit for an M-2 use without having a PUD agreement. Mr. Olson said it is possible unless it was negotiated away in a PUD agreement. Mr. Funkhouser said he would be more comfortable having an agreement that stipulates a single use data center and acknowledging the 500 foot setback. He said he could not support the rezoning of the east parcel and he suggested a conceptual plan be submitted.

Alderman Koch commented that the eastern parcel in question is a small area for a building to be constructed. He also asked how the parcel to the east would be accessed--it would be off Corneils Road and interior roads.

In conclusion, Mr. Kearney said they will have a resident meeting. They will also speak with staff and the attorney on use restrictions and do a concept plan prior to the October Planning and Zoning meeting.

9. EDC 2025-68 Resolution Approving the Fourth Amendment to a License Agreement with AT&T Illinois

Ms. Noble said this is the fourth iteration of this agreement which began in October of 2000. The city has a license agreement for 20 parking spots located at 116 W. Hydraulic Ave. The city wants to continue this relationship for another 5 years. The committee approved and it will move to the September 9th City Council consent agenda.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:56pm.

Minutes respectfully submitted by Marlys Young, Minute Taker