



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, November 12, 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: August 13, 2025

Citizen's Comments

Public Hearings

1. **PZC 2025-12 The United City of Yorkville**, petitioner, has submitted an application requesting rezoning classification. The real property consists of a parcel totaling approximately 4.03 acres and is generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71. The City is seeking to rezone the property from the B-3 General Business District to the PI Public Institutional District to accommodate the development of a south receiving station building, a standpipe (water tower), and a DuPage Water Commission (DWC) metering building as part of the City's Lake Michigan water project (South Receiving Station).

Unfinished Business

New Business

1. **PZC 2025-12 The United City of Yorkville**, petitioner, has submitted an application requesting rezoning classification. The real property consists of a parcel totaling approximately 4.03 acres and is generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71. The City is seeking to rezone the property from the B-3 General Business District to the PI Public Institutional District to accommodate the development of a south receiving station building, a standpipe (water tower), and a DuPage Water Commission (DWC) metering building as part of the City's Lake Michigan water project (South Receiving Station).

Action Items

Rezone

Additional Business

1. 2026 Meeting Schedule
2. City Council Action Updates

Adjournment

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, August 13, 2025 7:00pm

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Chad Green-yes, Marge Linnane-yes, Richard Vinyard-yes, Danny Williams-yes, Ryan Forristall-yes, Michael Crouch-yes

City Staff

Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Planner I
David Hansen, Senior Planner
Megan Lamb, City Attorney
Brad Sanderson, EEI/City Engineer
Ken Koch, Alderman via Zoom
Drea Sandoval, Planning Intern
Lynn Dubajic Kellogg, City Consultant
Katelyn Gregory, Community Engagement & Marketing Coordinator

Other Guests

Chris Vitosh, Vitosh Reporting Service	Mike Konicek
George Ostreko	Larry Longman, Prologis
Tim O'Neill	J. C. Whit, Prologis
Katie Fraser, Prologis	Clare Chandler, Prologis
Greg Jones/Ancel Glink, Prologis	Sam Woodworth, WSPY
Mike Battaglia	Lydia Battaglia
Tom DeCarlo, KEO IL, LLC	Ed Schulz
Don Vogel	Tammi Schleining
Josh Schleining	John Bryan, Legacy Farms
Dan Nagel	

Via Zoom:

Shannon Westberg	Aimee Lalime
Michael Duderstadt	Kim Kaskel
Diane (no last name shown)	Jason Hanna, JHET

Previous Meeting Minutes July 9, 2025

Motion by Mr. Crouch and second by Mr. Williams to approve the minutes as presented. Roll call: Linnane-yes, Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes. Carried 6-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard stated there was one Hearing for this meeting and explained the procedure to be followed and the taking of testimony. He swore in those who would speak and also made a statement about decorum and order for the meeting.

Chairman Vinyard entertained a motion to open the Hearing. A motion was made and seconded by Mr. Williams and Mr. Green, respectively and the Public Hearing was opened at approximately 7:04pm. Roll call: Vinyard-yes, Williams-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes. Carried 6-0.

The Public Hearing was read by Chairman Vinyard:

- 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. and 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.

*(See Court Reporter's transcript of Public Hearings)
(Petitioner's Standards & Responses to be included in the Official Record)
(Email from Matt Gilbert of Green Door Capital to be included in record)*

The Public Hearing was closed at approximately 7:50pm a motion by Mr. Williams and second by Ms. Linnane. Roll call: Williams-yes, Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes. Carried 6-0.

Unfinished Business None

New Business:

- 1. PZC 2025-07 Prologis, L.P.** (see full description above)

Ms. Noble gave a history of the property and overview of the petition. She also focused on the recommendations. This 540-acre property was originally slated to be the Westbury residential development, but it was never moved forward for annexation or rezoning. She described the surrounding uses and said the area is trending towards manufacturing. The petitioner must meet one standard for flexibility in the PUD. They believe they meet standards for construction of public roadway and regional utility improvements, both of which will benefit the site and surrounding areas. The 18 buildings will be constructed in phases dependent on ComEd. This location straddles both the Yorkville and Plano School Districts. Vacation of W. Beecher Rd. is being requested, however it is part of Bristol Township now and can only be vacated after annexation into the city and then a Public Hearing. Ms. Noble said 3 parcels would be affected

on W. Beecher and the homes would be demolished after vacation. The petitioner is working with the city and Cardinal Development on the re-alignment of the road. Thirteen deviations are being requested, said Ms. Noble, and she also gave brief information about them.

Ms. Amy Lalime of Soundscape Engineering gave a very brief report on the sound levels and 3-D modeling. She said the city ordinance can be met with the chillers.

Ms. Noble then addressed street design and recommendations of the roads the petitioner should improve or reconstruct. She discussed the property being subject to 2 recaptures which include Eldamain Road. Any property along Eldamain Rd. that is annexed, is required to pay their share of the improvement costs done in the past. This amount of \$295,000 will be paid at time of final plat. Second, Bright Farms extended some of the utilities previously and that dollar amount is not known at this time. She also noted additional recommendations including no nuclear use, requirement of noise studies, per review by third party. Continual noise devices will be required to be installed from start of construction and reports will be issued to the city throughout the life of the project. She also listed the various safety aspects required. Ms. Noble also provided information on a development agreement outside of the PUD which could include infrastructure funding and other benefits to the city. There are ongoing talks with the petitioner.

Discussion/Comments from Commissioners:

Commissioner Green asked if the new location for Beecher Rd. would go through the petitioner's property. Engineer Sanderson said the location would be on the eastern edge of their property. Commissioner Crouch asked if there is any way to deal with the issue that Mr. Gilbert addressed in his email concerning vacation of W. Beecher and rerouting of Beecher Road. Mr. Sanderson said they are having discussions with Mr. Gilbert. Mr. Green also said that Ms. Tammi Schleining had some valid points regarding possible water contamination, to which Ms. Noble said she has had conversations with Ms. Schleining. Chairman Vinyard asked if the developer would be willing to add or subtract berm by the Schleining's. Attorney Jones said they have added additional berm and will provide responses to Ms. Schleining. Commissioner Williams asked if city water would be run near Beecher Rd. Mr. Sanderson said the water main will be looped in multiple locations and go down E. Beecher Road. Rob Roy Creek impacts the entire area, said Mr. Crouch and he asked if the developer had talked with the petitioner yet. Attorney Jones said they are seeking preliminary approval and will have discussions.

Standards

Ms. Noble then read the standards and responses, for the record, for **rezoning map amendment**. There were no comments on this.

The standards and responses for **Special Use** were then read by Ms. Noble. Commissioners had some comments. Mr. Green and Mr. Williams said they did not agree that property values surrounding the proposed development would increase. It was clarified to Mr. Williams that if Beecher Rd. is vacated, there will be a separate meeting. Mr. Williams said he did not agree with all of standard #3 regarding PUD's, but agreed with the spirit. Chairman Vinyard said standard #4 is a benefit to the Rob Roy Drainage District and for runoff. Regarding standard #5, traffic, Mr. Green said construction will be an issue during that time.

PUD standards and responses were read and did not result in any comments and there was no other discussion.

Action Item

Rezone

Chairman Vinyard asked for a motion to approve PZC 2025-07 Project Steel – Rezoning. So moved by Mr. Williams and Mr. Crouch, respectively. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Since the motion had not been read, the vote was retaken after the motion was read as follows by Mr. Williams. Motion: In consideration of testimony presented during a Public Hearing on August 13, 2025 and approval 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 to M-2 General Manufacturing District for Project Steel, a proposed future data center campus, generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres. Vote retaken: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Action Item

Special Use for Planned Unit Development

Moved by Mr. Williams and seconded by Ms. Linnane to approve PZC 2025-07 Special Use for PUD. Motion read by Mr. Williams as follows: In consideration of testimony presented during a Public Hearing on August 13, 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 Steel, a data center campus, to be generally located east of Eldamain Road between Corneils Road on the south and Galena Road on the north totaling approximately 540 acres, subject to the conditions enumerated in a staff memorandum dated August 4, 2025. Roll call: Forristall-yes, Crouch-yes, Green-yes, Vinyard-yes, Williams-yes, Linnane-yes. Carried 6-0.

Action Item

Preliminary PUD Plan

Moved by Mr. Williams and seconded by Mr. Crouch to approve PZC 2025-07 Preliminary PUD Plan. Motion read by Mr. Williams as follows: The Planning and Zoning Commission recommends approval to the City Council of the Project Steel – Preliminary PUD Site Plan prepared by Langan Engineering dated 5-16-2025 and revised July 25, 2025. Roll call: Forristall-yes, Crouch-yes, Green-yes, Linnane-yes, Vinyard-yes, Williams-yes. Carried 6-0.

Additional Business

Ms. Drea Sandoval, Planning Intern, provided an update on recent petitions considered by the City Council.

1. City Council Action Updates

a. PZC 2025-10 Greg Marker, on behalf of Marker, Inc. and Heartland Meadows West, LLC. Final Plat was approved by City Council

b. PZC 2025-11 Patrick Winninger, on behalf of 1115, LLC. Final plat approved by City Council.

Adjournment

There was no further business and the meeting was adjourned at 8:44pm on a motion by Mr. Williams and second by Ms. Linnane. Unanimous voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, August 13, 2025
7:00 p.m.

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PRESENT:

Mr. Rich Vinyard, Chairman,
Mr. Danny Williams, Commissioner,
Mr. Ryan Forristall, Commissioner,
Ms. Marge Linnane, Commissioner,
Mr. Michael Crouch, Commissioner,
Mr. Chad Green, Commissioner.

ALSO PRESENT: (Present in person and via Zoom)

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Sara Mendez, Senior Planner;
Mr. David Hansen, Senior Planner;
Mr. Ken Koch, Alderman;
Ms. Lynn Dubajic Kellogg, City
Consultant;
Ms. Katelyn Gregory, Community
Engagement & Marketing Coordinator;
Mr. Brad Sanderson, City Engineer;
Ms. Alexandria Sandoval, Administrative
Intern;
Ms. Marlys Young, Minute Taker.

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APPEARANCES:

OTTOSEN, DiNOLFO, HASENBALG & CASTALDO,
LTD.
BY: MS. MEGAN LAMB
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
(630) 682-0085

appeared on behalf of the United City of
Yorkville;

ANCEL GLINK
BY: MR. GREG JONES
140 South Dearborn, Suite 600
Chicago, Illinois 60603
(312) 604-9195

appeared on behalf of the Applicant,
Prologis, L.P.

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I N D E X

WITNESS:	PAGE
J.C. WITT	10
GREG JONES	11
JOHN BRYAN	32
DAN NAGEL	35
LYDIA BATTAGLIA	37
TAMMI SCHLEINING	44

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1 (WHEREUPON, the following
2 proceedings were had in
3 public hearing, commencing
4 at 7:01 p.m. as follows:)

5 CHAIRMAN VINYARD: There is one public
6 hearing scheduled for tonight, for tonight's
7 Planning and Zoning Commission meeting. The
8 purpose of these hearings is to invite testimony
9 from members of the public regarding proposed
10 requests that are being considered before this
11 Commission tonight.

12 Public testimony from persons
13 present who wish to speak may be for or against
14 the request or to ask the petitioner regarding
15 the request being heard.

16 Once all public hearings on
17 tonight's agenda are closed, the Commission will
18 deliberate and vote on their recommendation to
19 the City Council for each of the matters that was
20 subject of a hearing.

21 Those persons wishing to speak --
22 wishing to testify are asked to speak clearly,
23 one at a time, state your name and who you
24 represent. You are also asked to sign in at the

1 podium.

2 If you plan to speak during
3 tonight's public hearing as a petitioner or as a
4 member of the public, please stand, raise your
5 right hand and repeat after me.

6 (Witnesses sworn.)

7 CHAIRMAN VINYARD: For those of you in
8 the public, if you were planning to speak
9 tonight, that would have been time you also need
10 to be put under oath. Any of you in the back
11 want to --

12 MS. BATTAGLIA: Yes, definitely.

13 CHAIRMAN VINYARD: Okay.

14 MS. BATTAGLIA: I didn't understand what
15 you were saying.

16 CHAIRMAN VINYARD: I'm sorry.

17 MS. BATTAGLIA: Your computer is right
18 in front of me, so I was a little confused.

19 CHAIRMAN VINYARD: Anyone who wishes to
20 speak tonight has to swear in, so if you would
21 like to speak tonight or are planning to speak
22 tonight, this is the time to swear in.

23 (Witness sworn.)

24 CHAIRMAN VINYARD: Please be seated.

1 All right. Before we begin I'd like to review a
2 few rules to ensure an orderly and productive
3 hearing.

4 When speaking, please make comments
5 focused on the matter at hand. Avoid personal
6 attacks, unrelated topics or repeating points
7 that were already made. As Chairman, I may limit
8 repetitive remarks or redirect speakers to stay
9 on topic.

10 Any member of the public who
11 repeatedly disrupts or interrupts any portion of
12 tonight's hearing may be asked to leave the
13 chambers.

14 We ask that audience members remain
15 silent during tonight's hearing unless they are
16 speaking at the podium.

17 The court reporter must record
18 tonight's testimony and the cooperation from the
19 audience will be essential in making her job
20 easier and the transcript of those hearings more
21 accurate.

22 Commission members may ask
23 clarifying questions at any time and the public
24 may direct relevant questions to the petitioner

1 either through myself or via direct
2 cross-examination.

3 Likewise, the petitioner may respond
4 to public comments and ask for clarifying
5 questions of public speakers.

6 Once all public comments have been
7 heard, I will formally close the public comment
8 period, after which the Commission will
9 deliberate and vote.

10 Thank you for your cooperation and
11 your participation.

12 The order for receiving testimony
13 will be as follows: The petitioner's
14 presentation, followed by those who wish to speak
15 in favor or opposition of the request.

16 So may I have a motion to open
17 public hearing on petition number PZC 2025-07,
18 Prologis, L.P.?

19 COMMISSIONER WILLIAMS: So moved.

20 COMMISSIONER GREEN: Second.

21 CHAIRMAN VINYARD: Roll call vote on the
22 motion, please.

23 MS. YOUNG: Vinyard.

24 CHAIRMAN VINYARD: Yes.

1 MS. YOUNG: Williams.

2 COMMISSIONER WILLIAMS: Yes.

3 MS. YOUNG: Forristall.

4 COMMISSIONER FORRISTALL: Yes.

5 MS. YOUNG: Crouch.

6 COMMISSIONER CROUCH: Yes.

7 MS. YOUNG: Green.

8 COMMISSIONER GREEN: Yes.

9 MS. YOUNG: Linnane.

10 COMMISSIONER LINNANE: Yes.

11 CHAIRMAN VINYARD: All right. PZC

12 2025-07, Prologis, L.P., Project Steel,
13 petitioner, is seeking a rezoning, special use
14 for a planned unit development and preliminary
15 PUD plan approval for a 540-acre data center
16 campus generally located east of Eldamain Road
17 between Corneils Road to the south and Galena
18 Road to the north in unincorporated Kendall
19 County.

20 Is the petitioner present and
21 prepared to make their proposed request?

22 MR. WITT: We are.

23 CHAIRMAN VINYARD: Please.

24 J.C. WITT,

1 having been first duly sworn, testified before
2 the Commission as follows:

3 MR. WITT: Good evening. My name is
4 J.C. Witt. I handle data center investments for
5 Prologis in the central United States, and I will
6 give a quick overview on who Prologis is and then
7 Greg will get into more details on the project
8 specifics.

9 So Prologis has been in business for
10 about 40 years now. We have ownership all across
11 the globe. We like to say we are a global owner
12 of real estate with local presence.

13 We have about 205,000,000,000 assets
14 under management, and of those, there is about 30
15 data centers in the portfolio, and we have been
16 building data centers for the better part of
17 25 years.

18 Like I said, are a global company
19 with local presence. We have been in Chicago for
20 quite some time. We own about 80,000,000 square
21 feet in Chicago all across -- all across the
22 greater metropolplex, but with the majority of that
23 being industrial -- industrial product and then a
24 sprinkling of data center assets around O'Hare

1 Airport.

2 We take community involvement very
3 seriously, and here is a picture of our team just
4 this year on our impact day volunteering at the
5 food bank, and are active in all the areas that
6 we own our real estate in, and with that, I will
7 pass it over to Greg to get into the project.

8 GREG JONES,
9 having been first duly sworn, testified before
10 the Commission as follows:

11 MR. JONES: Thank you, J.C. Good
12 evening, everyone. My name is Greg Jones, I am a
13 partner with the law firm of Ancel Glink, and I
14 represent Prologis here tonight. Excited to be
15 here to introduce Project Steel.

16 We have had an opportunity to meet
17 with the Economic Development commission, staff
18 numerous times, the City Council, and this is our
19 next stop, so excited to have a conversation with
20 you folks and learn more about the project.

21 So we have several slides presented
22 for tonight. I am going to start off at about
23 30,000 feet and then we will zoom in a little bit
24 closer.

1 If you have questions at any point
2 during, just please shout, raise your hand, feel
3 free to interrupt. We are here to answer as much
4 as we can tonight.

5 So the property in question is 540
6 acres. It's located on the center of the screen.
7 It's kind of a teal color is probably the
8 closest. Galena Road is on the north, Eldamain
9 on the west, Corneils is located on the south.

10 The property is currently bisected
11 by ComEd power lines. That's the blue relatively
12 vertical line that cuts from Galena Road down
13 south, and those transmission lines feed into the
14 ComEd substation that's just south of Corneils.
15 It's the bright green kind of rectangular shape
16 on the screen there.

17 The property, as was noted earlier,
18 is located in unincorporated Kendall County, and
19 Prologis is before you tonight because we are
20 proposing to annex the property into Yorkville,
21 rezone the property to the M-2 zoning district,
22 which is generally consistent with the zoning of
23 property to the west and to the south, and obtain
24 special use approval for a preliminary planned

1 unit development for the site.

2 We have included responses to all of
3 the relevant code standards from the UDO in our
4 application. For the sake of time, I am not
5 going to read those tonight, but those are part
6 of the record, and if you have any questions
7 about them, we are happy to answer those
8 questions, too.

9 But the purpose of these zoning
10 entitlement requests is to facilitate
11 construction of a data center campus on the
12 property.

13 The proposal is consistent with both
14 the prevailing development trends in the area.
15 There is the CyrusOne data center project located
16 further to the south, ComEd substation is closer
17 to the south, and the ComEd power lines are
18 immediately east of the western half of the site.

19 Project Cardinal, which is another
20 proposed data center, albeit larger than ours, is
21 located north of Galena Road, so adjacent to us
22 on the north, and there are other industrial
23 scale facilities further down the Eldamain
24 corridor.

1 So we think that this project is
2 consistent with that development trend as well as
3 the City's Comprehensive Plan, which designates
4 much of the Eldamain corridor in this area for
5 manufacturing and industrial scale development.
6 Next slide, please. Thank you.

7 So we will zoom in a little bit
8 closer here. Same -- just to get everybody
9 oriented, same directions, Galena Road is up at
10 the top, up is north, down is south, just like
11 the last slide.

12 Prologis proposes to construct an 18
13 data center campus. The buildings appear in dark
14 gray on the screen. There are also three
15 electric substations that are part of this
16 proposal. Those are the slightly lighter gray
17 rectangles that are located kind of on the
18 southern portion of each of these three nodes --
19 you see the top node, the middle node and the one
20 on the right -- and stormwater facilities, access
21 roads and related public and other improvements.

22 Stormwater facilities are blue like
23 water, the landscaped areas are green like grass,
24 and the access roads are light gray then like a

1 road.

2 We also propose to modernize and
3 reorient to a certain extent the roadway network
4 that currently accesses the area.

5 Presently Beecher Road kind of forms
6 a fork, and there is like West Beecher Road and
7 East Beecher Road and they T into each other
8 roughly in the middle of the site, and I will get
9 into the details on how that would be reoriented
10 a little later in our presentation.

11 Prologis does anticipate at this
12 time a 15 to 20-year build-out period for the
13 full campus, so this is not a quick project.
14 Next slide. Okay.

15 So we will zoom in a little bit
16 closer now. This is a rendering of what a
17 portion of the campus would look like. You see
18 four data center facilities kind of in the
19 background, internal access drives, parking lots,
20 landscaping.

21 Each data center will be two stories
22 tall, measuring between 60 and 70 feet in height.
23 The data centers will be built primarily of
24 tilt-up concrete and metal panels consistent with

1 construction methods used for data centers
2 elsewhere in the country and really around the
3 world.

4 There will be accent materials as
5 well, glass, glazing. We are going to tend to
6 focus those materials on the entry points for
7 each data center, which provides more of a
8 welcoming front door for the project, and then
9 you also see there are -- there is rooftop
10 mechanical equipment, those are chillers, and
11 then also an equipment yard you will see in the
12 closest data center. Those kind of rectangular
13 boxes that are smaller than the building, that's
14 representing the equipment there as well. Next
15 slide, please.

16 Here is an even closer look. This
17 is one of the entrances to the data centers.
18 This helps you get an appreciation for the
19 different materials and treatments that Prologis
20 likes to use on its facilities.

21 You will see closer to the ground
22 the human scale elements. You've got horizontal
23 banding, darker materials near the areas where
24 people will be walking and less detail as you get

1 higher up on the facade.

2 We find that this design provides,
3 again, kind of a welcoming entrance to the
4 development and a good focal point to welcome
5 folks in.

6 These renderings aren't construction
7 grade drawings, they are renderings, so -- but
8 they are representative of the type of product
9 that Prologis intends to build here, gives you an
10 idea of the touch and feel of what the buildings
11 will look like, and that's what's expected to be
12 built. Next slide, please.

13 So I mentioned earlier that there is
14 approximately a 15 to 20-year build period. This
15 diagram shows the phasing that we anticipate, and
16 these conversations are still ongoing. Phasing
17 is largely driven by decisions that are somewhat
18 out of Prologis's hands. ComEd's power delivery
19 schedule kind of influences which portion of the
20 site would be developed first.

21 We have been having endless
22 conversations with ComEd, and those continue.
23 This phasing plan represents our best guess at
24 this point on how the site will be developed.

1 Phase 1 is on the east side of the
2 site and then the phasing plan anticipates
3 proceeding counter-clockwise around the property.
4 The northern node would be the second phase,
5 thank you, and then the central node, Phase 3, is
6 right there as well.

7 Again, these conversations with
8 ComEd are continuing, so we are trying to find --
9 we are trying to find what phasing schedule
10 worked best, but this is our best guess at the
11 moment.

12 Each phase is intended to function
13 independently, so what that means is six data
14 centers per phase, one substation per phase.
15 Each phase has its own independent stormwater
16 detention, access roads, utilities, so it is one
17 campus, but each phase functions -- is able to
18 stand on its own. Next slide, please.

19 So we wanted to highlight some of
20 the key design elements that are associated with
21 this. It would be kind of hard to appreciate
22 with a site plan on such a large, large site.

23 We have collaborated closely with
24 city staff to present a plan that balances both

1 the city's feedbacks and the site's unique
2 constraints.

3 This is kind of an odd site with the
4 ComEd right-of-way bisecting it. It presents
5 some unique challenges. We think we have
6 addressed those challenges well, but still
7 challenges nonetheless.

8 The project it's worth noting at
9 this point, too, has shrunk in size significantly
10 from when we initially approached the city. The
11 initial plan called for 24 data center
12 facilities, but through discussions with city
13 staff and evaluating and addressing the issues,
14 the site has been revised down to 18 facilities,
15 and that's the plan that's before you this
16 evening.

17 So a few highlights. All data
18 center structures will be set back at least
19 500 feet from existing residential structures,
20 and in most cases the data center facilities are
21 farther away, far farther away than 500 feet from
22 residential homes.

23 At the City's request, a
24 100-foot-wide landscape buffer around key

1 portions of the site along Eldamain, Galena and
2 Beecher. That's kind of the darker green, if you
3 are looking at the screen, the darker green frame
4 or border. Those are -- that's largely the
5 hundred foot landscape buffer.

6 This area will be landscaped, it's
7 not just going to be grass. It will be
8 landscaped consistent with City standards and --
9 with the idea of providing an appealing front
10 door to the development. We will provide a
11 little bit more detail on what that landscaping
12 looks like in a little bit.

13 But within the buffer, too, it's
14 important to note that we have proposed in some
15 cases an eight-foot tall berm, which would also
16 be covered with screening on top to provide an
17 even greater level of screening than what you
18 would just otherwise have with just trees.

19 That berm is primarily located
20 around the perimeter of the site, although in
21 response to some resident feedback, we have
22 expanded the berm adjacent to the M-1 zoned
23 property just on the western edge along Eldamain,
24 thank you for highlighting that, so it's a pretty

1 extensive berm system.

2 Prologis also proposes to construct
3 a ten-foot use -- or ten-foot-wide multi-use path
4 along much of the site's perimeter. This
5 provides benefits to obviously more than just
6 Prologis, residents in the area, recreation
7 enthusiasts, and it helps the City build out its
8 relatively extensive network of trails and
9 continue to take an active leadership role in
10 creating a, you know, healthy and well community.

11 And, finally, Prologis also plans to
12 replace some substandard rural roadways with
13 nearly a mile and a half of new City standard
14 compliant street. That's the road along the
15 eastern side of the site, other side, just to the
16 right of the detention -- there you go -- the new
17 East Beecher Road from Corneils up to Galena.
18 This is intended to provide regional access and
19 circulation benefits in a way that will enhance
20 circulation for the region. Next slide, please.

21 I touched on landscaping a little
22 bit earlier. Here is a depiction, a schematic,
23 of what Prologis intends to provide, although the
24 landscaping -- if you are looking at the picture

1 on the left, that's far narrower than the hundred
2 foot buffer that Prologis is proposing, so it's
3 representative in terms of types of plantings,
4 but ours is expected to be even deeper and
5 include more plantings beyond that.

6 The idea is to provide four-season
7 appeal; it will be a mix of conifer and deciduous
8 trees, lower plantings, perhaps something
9 consistent with what you would see in a prairie.
10 It will provide different looks throughout
11 different times of the year while still
12 accomplishing the goal of providing screening as
13 well. Next slide, please.

14 And we can't talk about data centers
15 without talking about noise. Prologis
16 understands that this is possibly the number one
17 question that comes up during data center
18 discussions. I am sure the Commission is well
19 familiar with that as well.

20 Data centers come in many different
21 shapes and sizes, and one thing that is common to
22 all data centers is that they use a lot of
23 electrical equipment, including chillers and
24 servers.

1 You can't have a data center without
2 this equipment. Our data center incorporates
3 those. It's a fact of life.

4 That said, we have been working
5 closely with staff to ensure the project complies
6 with the City's noise standards, and we can
7 confirm tonight that the project meets the City's
8 noise ordinance, and in most cases is actually
9 quieter than what the City allows.

10 The City code allows up to 60
11 decibels during the day and 50 decibels at night;
12 our analysis provides 40 and 45 decibels, which
13 is 20 to 25 percent quieter than what City code
14 allows.

15 What I just said is intended to be
16 depicted on the screen on the right, it's -- the
17 dark green band is the between 40 and 45-decibel
18 reading.

19 This is challenging to read. We are
20 happy to share this with anybody that wants to
21 take a closer look. Some things translate better
22 in Power Point than others. I apologize.

23 We have accomplished compliance and
24 actually, you know, exceeding what the City

1 requires from a sound standpoint, by using a
2 combination of sound walls, berms, landscaping,
3 equipment screenings, reduced fan speed and
4 related measures.

5 This has been challenging work, it
6 always is, but it's worth it to ensure that the
7 project does not have an adverse impact on the
8 surrounding area. Next slide, please.

9 We also continue to have extensive
10 discussions with staff about utilities. I
11 mentioned earlier that data centers come in all
12 different shapes and sizes, and some data centers
13 rely heavily, incredibly heavy, on water to cool
14 the equipment that's inside the facility.

15 We understand that Yorkville, along
16 with Oswego and Montgomery, have recently
17 committed to securing Lake Michigan water for the
18 community, which is a big investment and,
19 frankly, a big deal. That's -- Lake Michigan
20 water is kind of the gold standard as all of you
21 know out here.

22 We are responsible for being a
23 responsible corporate citizen and not imposing an
24 undue burden on the City's water resources, so to

1 be clear, this data center complex is not a heavy
2 water user. These facilities are not cooled
3 primarily by water, and our analysis indicates
4 that the project will use on average roughly the
5 same amount of water that a 50-home subdivision
6 would use.

7 So to use more numbers, it's about
8 22,500 gallons per day after the cooling tower on
9 site is filled.

10 Now, let's provide a little context.
11 I know in the packet tonight there was some
12 information on Westbury Village, was that the
13 prior proposal from about 20 years ago, which
14 would have introduced more than 2,000 homes to
15 this property had the City approved it.

16 I don't know how far it got in the
17 process, but to a certain extent it doesn't
18 matter.

19 Prologis's development is expected
20 to utilize less than ten percent of the water
21 that would have been required to serve Westbury
22 Village, and it will, in fact, consume less water
23 than many single-family subdivisions currently
24 located in the city.

1 For additional context, agriculture
2 water use, agriculture use relies on water. If
3 you are growing crops, you need water to
4 fertilize to have a successful yield.

5 Water use depends on the type of
6 crop and the location, but a good rule of thumb
7 is roughly a thousand gallons per day per acre.

8 If you apply that assumption to this
9 property, the total daily water usage from a farm
10 would be more than 20 times greater than the
11 water usage that is anticipated needed to serve
12 these data centers.

13 Prologis also plans to construct
14 modern stormwater management infrastructure.
15 That includes detention basins, retention basins,
16 and that will result in a much more controlled
17 collection and release of stormwater on land that
18 has largely sheet drained for -- for probably
19 ever.

20 In addition, Prologis plans to
21 invest heavily in water and sewer extensions, so
22 water mains, sewer mains, roadway improvements
23 and related infrastructure, all at Prologis's own
24 cost.

1 This will likely include up to
2 three miles of new water and sewer main, and we
3 are working with the City to provide a looped and
4 more resilient water system, which helps ensure
5 water consistency and a high level of service.

6 Investing in these improvements will
7 help Prologis no doubt, but they will also
8 provide much needed utility capacity for the
9 potential redevelopment of surrounding
10 properties, and that will help the City unlock
11 the region's potential and realize the
12 development goals that are spelled out in the
13 City's Comprehensive Plan. Next slide, please.

14 One investment Prologis plans to
15 make is to rework the existing Beecher Road
16 network, and I mentioned this a little bit
17 earlier during my presentation.

18 Beecher Road currently splits. It's
19 in the middle of the screen here. The southern
20 leg is in bright green and then it goes teal up
21 and to the left, so it's kind of a fork. It
22 currently splits the center of the site.

23 Both of these roads are
24 underimproved township roads that have primarily

1 served agricultural uses for the foreseeable
2 past.

3 Prologis plans to reorient the
4 roadway network and bring these streets up to
5 City standards. First, the section in teal, so
6 the upper left, would be vacated, and next, the
7 segment highlighted in green would be realigned
8 by shifting it to the property's eastern
9 boundary. Next slide, please.

10 And that shift to the eastern
11 boundary is reflected in that blue vertical line
12 that goes from Galena down to Corneils. That
13 would be the realigned mile-and-a-half East
14 Beecher Road.

15 This will result in a single Beecher
16 Road without a jog in it between Corneils and
17 Galena, in addition to curb, gutter and other
18 improvements that the City requires for any new
19 street.

20 It also eliminates the underutilized
21 right-of-way, which is West Beecher Road, that
22 bisected the site and created numerous design
23 issues.

24 It's worth noting concerning West

1 Beecher Road that the only properties with
2 driveways that access West Beecher Road are part
3 of the site that Prologis needs to develop in
4 that manner. Next slide, please.

5 I also want to spend a quick minute
6 to talk about the intersection of realigned
7 Beecher and Corneils. The plans currently --
8 that we have submitted to the City currently show
9 a traditional intersection, so a T intersection,
10 four-way intersection.

11 We think that works best and will
12 produce an acceptable level of service for that
13 intersection and the surrounding region and the
14 folks that use it.

15 The City has expressed a preference
16 for a couple of alternate designs; one which
17 would include two roundabouts, that's on the left
18 of the side of the screen, and the second design
19 would involve kind of a meandering curve from the
20 intersection up to the eastern boundary of our
21 site.

22 The City's options are intended to
23 keep traffic moving efficiently in and around the
24 site, and we share that goal, and we are

1 continuing to have discussions with staff on what
2 these alternatives look like and what's feasible
3 from a development standpoint. Next slide,
4 please.

5 And this is my next slide and I will
6 stop talking, I promise. I wanted to provide an
7 overview of some of the other benefits that
8 Prologis's development will provide to the
9 community.

10 Developing any 500-plus-acre campus
11 will necessarily involve a significant number of
12 construction jobs, and we expect that to be the
13 case here. Approximately 450 jobs per building
14 is what is expected, and this is an 18-building
15 campus.

16 In addition, Prologis is investing
17 in the community by creating 500-plus permanent,
18 good paying jobs. These jobs pay much more than
19 a living wage and will help solidify Yorkville as
20 a destination for employees and their families.

21 This development will also produce
22 significant property tax revenue. Our estimates
23 indicate that upon build-out the project will
24 annually produce approximately \$75 million in

1 property tax revenue.

2 Assuming a build-out period between
3 10 and 15 years, the project is expected to
4 generate in the neighborhood of a billion and a
5 half dollars over a 30-year period.

6 That's real money for the school
7 districts and the City to continue to deliver the
8 high level of service that the community expects.

9 And, as discussed earlier, Prologis
10 is spending significant, significant money on
11 infrastructure upgrades that will open the door
12 to further redevelopment and investment on
13 surrounding properties as well.

14 I'd like to thank the Commission for
15 its time, and be happy to answer any questions
16 you have.

17 CHAIRMAN VINYARD: Thank you. Do you
18 guys have any questions you want answered real
19 quick?

20 (No response.)

21 CHAIRMAN VINYARD: We will get back to
22 you. Thank you.

23 MR. JONES: Thank you.

24 CHAIRMAN VINYARD: Is there anyone

1 present who wishes to speak in favor or
2 opposition of this request? This is your only
3 time to speak.

4 MR. BRYAN: I would like to, and I did
5 not swear in.

6 CHAIRMAN VINYARD: Yeah. Can I swear
7 you in?

8 MR. BRYAN: Yes.

9 (Witness sworn.)

10 CHAIRMAN VINYARD: Thank you, sir.

11 JOHN BRYAN,
12 having been first duly sworn, testified before
13 the Commission as follows:

14 MR. BRYAN: Hi. My name is John Bryan.
15 I live at in Legacy -- Estates of Legacy Farms,
16 and I actually have some property on East Beecher
17 Road, which is how I got the notice for this
18 meeting.

19 I just want to -- I'm not -- I am
20 just going to make some really quick points on
21 the presentation based on Project Cardinal, which
22 is proposed 750 feet from my house, so I am just
23 going to go really quick because I don't want to
24 take the time because I know a lot of you guys

1 are getting sick and tired of me.

2 So I find it interesting that it's
3 540 acres with 18 -- 18 buildings and a 15 to
4 20-year build-out when Project Cardinal and their
5 1,037-acre campus was 17,000,000 square feet and
6 is a 10 -- is according to them is a 10-year
7 build-out.

8 The presenter said he was going to
9 have a welcoming front door to the site for the
10 buildings, and the rest of the buildings I guess
11 are just going to look like regular brick and
12 mortar, or no, I mean, they will be concrete
13 panels.

14 A 100-foot landscape buffer, I mean,
15 that's great with an eight-foot berm. That
16 eight-foot berm will definitely not stop the
17 noise, which because they are going to go with --
18 instead of water cooled it will be air cooled,
19 the chillers on the top of those buildings are
20 immensely more loud than they would be if they
21 were water cooled, and that eight-foot buffer on
22 a 50-foot building will do nothing.

23 Utilities, not a heavy water user.

24 I guess, I mean, I understand that, that it's

1 less than a subdivision, but a subdivision brings
2 in people that actually support businesses in the
3 community.

4 Stormwater management. Every single
5 development has to provide stormwater management.

6 Infrastructure improvement. Every
7 single development has to pay for their own
8 infrastructure improvements which are on city
9 right-of-way, so that's not this great big gift
10 to the city. That is normal operating procedures
11 for any development, whether it be housing,
12 whether it be industrial.

13 A \$75,000,000 property -- or
14 \$75,000,000 that will come into the City, the
15 United City of Yorkville, after completion. Last
16 night it was stated by the City Administrator
17 that a hundred million dollars -- that the
18 1,037 acres, 17,000,000 square foot data center,
19 that they said would bring in a hundred million
20 dollars when it's completed, quote, unquote, will
21 be a fraction of that. So I don't know how a
22 hundred million dollars all of a sudden is a
23 fraction and now they're saying it's \$75,000,000.

24 And that's it. Those are my quick

1 points. I didn't expect to speak. I'm sorry
2 that I didn't take my oath earlier, but I
3 appreciate the opportunity.

4 CHAIRMAN VINYARD: Thank you. Would you
5 like to speak, sir?

6 MR. NAGEL: Yes.

7 CHAIRMAN VINYARD: Did you take the
8 oath?

9 MR. NAGEL: No, I did not.

10 CHAIRMAN VINYARD: All right. Anybody
11 else who wants to do this?

12 MS. BATTAGLIA: I will stand, too.

13 CHAIRMAN VINYARD: Very good.

14 (Witnesses sworn.)

15 CHAIRMAN VINYARD: Please. Could you
16 restate your name when you get up here?

17 DAN NAGEL,
18 having been first duly sworn, testified before
19 the Commission as follows:

20 MR. NAGEL: Dan Nagel. I am a
21 commissioner of the Rob Roy Drainage District.

22 All I am asking is we have not been
23 contacted as far as the commissioners on where
24 your water is going, which it goes to our

1 drainage district.

2 We have about 14 to 18,000 acres
3 that run into it, so we know you're going to have
4 to no matter what because you're consolidating
5 it, so that's one of my -- that's the reason why
6 I'm here, because I just wanted to find out
7 what's going on and how they are going to do it,
8 because this Cardinal one that John was talking
9 about is the same situation, goes into the Rob
10 Roy drainage system, so both of them are
11 pertaining to quite a bit of drainage. Actually,
12 most everything on the east side of Eldamain Road
13 goes in our drainage district, so we are
14 wondering what's going to happen to our little
15 creek that's going to get, you know -- we
16 understand it's all controlled, engineering and
17 everything else, but having seen -- and I know
18 they are going through the plans, but some of
19 this stuff, so everyone knows what's got to be
20 done, is you're rerouting roads and everything
21 else, so please, if you don't mind. Krysti knows
22 who I am, so -- so anyway. Thank you very much.
23 Okay?

24 CHAIRMAN VINYARD: Thank you, sir.

1 MR. NAGEL: All right.

2 MS. SCHLEINING: I am not ready yet.

3 CHAIRMAN VINYARD: You are not ready
4 yet?

5 MS. SCHLEINING: No.

6 CHAIRMAN VINYARD: Are you sure.

7 MS. SCHLEINING: Yeah, I will wait a
8 few. Thanks.

9 CHAIRMAN VINYARD: Does anyone else have
10 anything. Would you like to speak?

11 LYDIA BATTAGLIA,
12 having been first duly sworn, testified before
13 the Commission as follows:

14 MS. BATTAGLIA: My name is Lydia
15 Battaglia and I have a few things to say. I am
16 kind of in a unique situation. I won't repeat
17 anything that he said, I agree.

18 So me and my family actually moved
19 here from Ohio a year, almost two years ago. We
20 have been in Yorkville for a year. Don't know
21 anybody in Illinois or anything like that.

22 Being from Ohio, I am very, very
23 familiar with data centers. If you guys don't
24 know, Ohio is the hot spot. It's the hot spot.

1 So I guess for me and my family
2 moving here -- and I was on the call that they --
3 they had -- and I'm going to be honest, like the
4 way you are presenting tonight is not what you
5 were kind of saying on the call. There is a lot
6 of discrepancies that you just presented tonight.

7 But in general my biggest thing is
8 Yorkville, we moved to this community because we
9 were like very similar potentials for economic
10 growth, for community growth, for our children,
11 we have three children, what does that look like
12 in 30 years for our children, so I guess I have a
13 few things I would like to bring up that I would
14 like to just say to Yorkville.

15 Don't sell yourself short. You are
16 selling yourself short. And I'd like to say that
17 we were not contacted. We actually just built a
18 beautiful home in a subdivision very close to
19 where these are going to be going.

20 We were never notified because only
21 people within 500 feet of your buildings, which
22 is a whole whopping few people, but I am also in
23 your second largest ward, and your second largest
24 ward was not notified, and there is -- I want to

1 get more involved with the community more and
2 more and I feel like ever since I have moved here
3 into Yorkville, I feel like I almost can't
4 breathe because I am trying to play catch up of
5 like what -- I can't make heads or tails of half
6 the things, and trying to find things on your
7 website and contacting different people and
8 things like that, it's honestly not very
9 community friendly.

10 We came from a place that went from
11 a township into an extremely thriving, one of the
12 most thriving cities growth-wise in Ohio, so we
13 are no -- we know growth, but the comments of
14 like oh, well, we're using less water than a
15 resident, like you said, you are a building,
16 people make communities, okay, you want to give
17 money to our schools? What children are going to
18 go to our schools?

19 So I feel like there needs to be a
20 different vision for Yorkville as far as what do
21 you want for your future, what do you want for
22 your children's future?

23 I really thought this was a place
24 that we were going to raise our children forever

1 and maybe our grandchildren would come back, but
2 like what I see happening with these different
3 data centers -- and I am not against data
4 centers, I want to say that. I am not against
5 data centers.

6 But the industry I am very familiar
7 with and things like that, but the gold mine that
8 Yorkville is sitting on with the potential of
9 that area, I'm just kind of like scratching my
10 head like what?

11 You have a place that grows
12 vegetables. Awesome, let's do that, you know.
13 And you are talking about like oh, crops take
14 this much water. I am not super familiar, but
15 from what I can tell, all that area you are
16 developing, I didn't see any irrigation for those
17 crops, so you could just take that off your list,
18 too.

19 So I just -- just like some of these
20 points you are making, I'm just like well, you
21 want to make a community path. I'm sorry, what
22 communities did you notify that hey, we're going
23 to make a community path?

24 What communities are you connecting

1 that you care about that you are actually not
2 bringing into the equation?

3 And I think we have to look at this
4 as a whole, Yorkville, because you have already
5 approved one data center, you have another one,
6 you've got another one.

7 Like the sound, that eight-foot berm
8 thing, I mean, I'm very familiar with data center
9 areas and stuff like that, that's -- I'm sorry,
10 that doesn't really do anything, and you are
11 going to put trees that are -- have leaves for
12 five, six months out of the year, and then the
13 rest of it? It's just like -- and jobs.

14 Now it's four, five -- how many jobs
15 did you say? I mean, you have to take the
16 construction jobs out of it because what does
17 that do long-term? Because let's be serious,
18 with all the AI coming and stuff like that, 500
19 permanent jobs, there's going to be a fourth of
20 those jobs in 30 years because it's all going to
21 be self-diagnosed and blah, blah, blah, blah,
22 blah, and all the things.

23 So from an outsider coming in, I am
24 just -- I am very confused as to what this

1 actually does for the community long-term. I
2 look at Yorkville on a map, look at it, and I am
3 just like you guys have so much potential to grow
4 your city, to be something grand, but when you
5 start letting mega companies with billions of
6 dollars, billions of dollars, just say hey, put
7 some money in your pocket, we're going to give
8 all this money to you, when does my property tax
9 goes down, because let's be serious, it's not
10 going to happen.

11 Our water bill has already gone up
12 40 percent. Like I'm -- I'm just -- I'm very
13 confused of like you guys say you're going one
14 way, but in another way you're not.

15 So do you want to invest in
16 community, in people, in businesses that are
17 actually going to, I don't know, put food in your
18 stomach, if you want to let manufacturers come in
19 or something like that, or Menards is right
20 there, where you are going to get supplies to
21 build a house or something?

22 No. We're building data centers one
23 right after another. It's just like you have no
24 mixed medium whatsoever, you're just going to

1 make one big massive mess, and I'm not even going
2 to talk about the impacts of it long-term on the
3 environment and how to get rid of all of that
4 stuff, yada, yada, yada, and it goes on and on
5 and on.

6 And the sound barrier thing, again,
7 you guys go oh, well, our site does this, plus
8 another site, plus another company, plus another
9 company.

10 Let's be serious. We already
11 have -- Where my subdivision is, we already have
12 a noise ordinance issue with a business,
13 especially late at night there is supposed to be
14 less noise. There is actually way more noise and
15 it's frustrating.

16 I can't even sit on my back porch
17 and enjoy sweet tea or something, like it's -- at
18 night it's such a loud hum, and that's just the
19 businesses not far from us, and you guys just
20 want to put one mega thing after another. You
21 want to invest in buildings. You're not
22 investing in the future.

23 So I guess that's what I'm going to
24 say tonight, and I agree with every single thing

1 you said and more. Eight-foot berm. Okay, do
2 the math, one plus one. Thank you.

3 CHAIRMAN VINYARD: Thank you. Second
4 lady.

5 TAMMI SCHLEINING,
6 having been first duly sworn, testified before
7 the Commission as follows:

8 MS. SCHLEINING: Hi. My name is Tammi
9 Schleining. I am probably the closest property
10 to this development out of anyone. We are
11 enveloped at 790 Eldamain Road directly around
12 all of this.

13 Be thankful I forgot my phone at
14 home because it had everything I wanted to hit on
15 tonight.

16 I did send Krysti an email about
17 some situations that I feel are going to deeply
18 impact us. I know there is more impact to the
19 community, but I'm just here to talk about
20 basically me.

21 We have a dwelling that is within
22 500 feet of building number ten I believe it is.
23 Our drive on trends actually has the entrance
24 right next door, the main entrance to this

1 facility, with their signage.

2 I brought up concerns about that
3 being directly next to our drive, I brought up
4 concerns about our well. We are on a well and
5 septic system.

6 I am deeply concerned about our well
7 being impacted by this development from
8 construction, sediment, contamination, to
9 affecting the ground water, to where I have seen
10 several reports of facilities that are nearby
11 these developments further than us that are
12 having deep impacts on their well.

13 I have a problem with the multi-use
14 walkway, which I think is ridiculous, to go from
15 a dead end to another dead end. It's basically
16 going from our property line to Galena Road and
17 around, so it basically is just a little tiny
18 multi-use walkway.

19 I'm not even sure who is really
20 going to use that out in the middle of nowhere,
21 maybe the 30 employees that will work full-time,
22 because I was -- I believe I was told it would be
23 three shifts of ten employees at some point.

24 UNIDENTIFIED AUDIENCE MEMBER: Right.

1 Right.

2 MS. SCHLEINING: So I'm not even sure
3 after construction phase --

4 MS. LAMB: I am so sorry to cut you off,
5 ma'am. I apologize right here. Can the
6 audience, please, while she is speaking, keep it
7 down? Thank you so much.

8 CHAIRMAN VINYARD: Thank you.

9 MS. SCHLEINING: So I'm not sure
10 long-term where all of these employees are going
11 to come from if it's only being ran by three
12 shifts of ten employees each.

13 So maybe that walkway would be good
14 during their break, but otherwise I think it's
15 pointless to have a walkway that's going to
16 basically take no one nowhere but from my
17 property line around the building down Galena
18 Road to the other road.

19 I also am concerned about the noise.
20 Generators. When these generators are running,
21 the effect that it's going to have on us with the
22 level of that noise. I have seen some locations
23 that limit generator usage to so many hours per
24 year.

1 I am also concerned about
2 electricity. With all this coming in, how many
3 times is my electricity going to go out? I run a
4 small business out of there, I am concerned about
5 my equipment with power going on and off
6 constantly.

7 I don't know what that looks like
8 with ComEd building. I am not sure what that
9 looks like when the power goes out from the power
10 grid and now these generators are running at
11 night, which I believe they are only supposed to
12 run during the daytime is what I was told. I'm
13 not sure if that's just testing of them.

14 I am concerned, I know in the back
15 they had made a change to put a berm up, which,
16 for me, I will take any little bit of spacing I
17 can, even though it's not really going to affect
18 any sound, it just gives us more space between
19 them and us.

20 The new proposal has a berm going
21 behind us, but I would like to see that on the
22 side that has the dwelling all the way down to
23 the entrance as well to be wrapped around, give
24 us a little bit more room.

1 The lighting. I was told it had
2 some kind of low lighting, but it's also a very
3 tall building, so for us it's probably going to
4 look like daylight 24/7.

5 Contamination. Just, you know, what
6 happens with, you know, ground water
7 contamination. I mean, there is just so many
8 things.

9 So I did send Krysti an email of all
10 of my concerns, but for me, I'm just looking to
11 see if a lot of that just can be addressed
12 before -- I know this is more about the land
13 changing to manufacturing, but before any of that
14 other stuff gets finalized, you know, I'd like to
15 be involved a little bit to make sure that it's
16 not affecting us longer term than it is.

17 So that's all I had. Thank you.

18 CHAIRMAN VINYARD: Thank you. Would
19 anyone else like to speak?

20 (No response.)

21 CHAIRMAN VINYARD: Anyone in Zoomland?

22 (No response.)

23 CHAIRMAN VINYARD: Anyone in Zoomland,
24 you will need to raise your hand so that we know

1 who would like to speak.

2 (No response.)

3 CHAIRMAN VINYARD: All right. Seeing as
4 there is nothing --

5 MR. JONES: Were you going to raise the
6 comment into the record?

7 CHAIRMAN VINYARD: Yes. Would you like
8 that to be added into the record?

9 MS. NOBLE: No, his -- the --

10 MR. JONES: Yes, that Green Door
11 submitted into the record.

12 CHAIRMAN VINYARD: Gotcha. You want it
13 placed into the record. Everyone got a memo from
14 Mr. Gilbert, it was sent on 8-13 over the EDC
15 meeting. Has everyone had a chance to see this?
16 Does anyone have any questions with it?

17 (No response.)

18 CHAIRMAN VINYARD: All right. He would
19 like this to be entered into the record.

20 MS. NOBLE: Would like you to read it.

21 CHAIRMAN VINYARD: Just letting them
22 know. Members of the Planning and Zoning
23 Commission, we write in opposition to certain
24 proposals submitted by Prologis, L.P. in regards

1 to their Project Steel data center development.

2 Specifically, we object to one, the
3 proposed vacation of West Beecher Road adjacent
4 to our property, the former Hagemann property,
5 and, two, the proposed rerouting of Beecher Road
6 through the former Meyer property.

7 First, the vacation of West Beecher
8 would eliminate a secondary access point to our
9 138-acre site, the former Hagemann property.

10 As you know, this property is zoned
11 M-2, General Manufacturing District, which
12 permits a wide variety of manufacturing,
13 industrial and related uses.

14 Green Door has marketed and intends
15 to develop the Hagemann property consistent with
16 such uses. Vacating West Beecher Road would
17 devalue the Hagemann property and severely impact
18 future development by eliminating secondary
19 access to the site.

20 Similarly, the proposed rerouting of
21 Beecher Road through the former Meyer property
22 would significantly impact the development
23 potential of this site.

24 The Project Steel proposal would

1 effectively cut the property into two,
2 eliminating the contiguous nature of the site and
3 rendering the property worthless from a
4 developmental purpose -- perspective.

5 It is important to note, unlike the
6 Project Steel site, both Hagemann and Meyer
7 properties are currently annexed to the City.

8 MS. NOBLE: They can't hear you on Zoom.
9 Sorry.

10 CHAIRMAN VINYARD: I've got to get
11 closer?

12 MS. NOBLE: Yeah, there you go.

13 CHAIRMAN VINYARD: Green Door truly
14 values its relationship with the City and we look
15 forward to more successful projects in Yorkville
16 and continued productive collaboration with the
17 United City of Yorkville team.

18 Respectfully, Green Door Capital
19 manager, Yorkville Nexus, LLC, owner, J.D.
20 Hagemann, and Yorkville Nexus 5, LLC, owner, J.D.
21 Meyer. Matt Gilbert from Green Door Capital.
22 Good?

23 All right. Petitioner, would you
24 like to have your standard responses entered into

1 the public hearing tonight?

2 MR. JONES: Yes, please.

3 CHAIRMAN VINYARD: All right, very good.

4 This is the conclusion of the public hearing.

5 Since all public testimony regarding
6 this petition has been taken, may I have a motion
7 to close the taking of testimony in this public
8 hearing?

9 COMMISSIONER WILLIAMS: So moved.

10 COMMISSIONER LINNANE: Second.

11 CHAIRMAN VINYARD: Roll call vote on the
12 motion, please.

13 MS. YOUNG: Yes. Williams.

14 COMMISSIONER WILLIAMS: Yes.

15 MS. YOUNG: Forristall.

16 COMMISSIONER FORRISTALL: Yes.

17 MS. YOUNG: Crouch.

18 COMMISSIONER CROUCH: Yes.

19 MS. YOUNG: Green.

20 COMMISSIONER GREEN: Yes.

21 MS. YOUNG: Linnane.

22 COMMISSIONER LINNANE: Yes.

23 MS. YOUNG: And Vinyard.

24 CHAIRMAN VINYARD: Yes. The public

1 hearing portion of tonight's meeting is now
2 closed.

3 (Which were all the proceedings had
4 in the public hearing, concluding
5 at 7:50 p.m.)

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1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF LASALLE)

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That the foregoing public hearing
7 transcript, Pages 1 through 55, was reported
8 stenographically by me by means of machine
9 shorthand, was simultaneously reduced to
10 typewriting via computer-aided transcription
11 under my personal direction, and constitutes a
12 true record of the testimony given and the
13 proceedings had;

14 That the said public hearing was taken
15 before me at the time and place specified;

16 That I am not a relative or employee or
17 attorney or counsel, nor a relative or employee
18 of such attorney or counsel for any of the
19 parties hereto, nor interested directly or
20 indirectly in the outcome of this action.

21 I further certify that my certificate
22 attached hereto applies to the original
23 transcript and copies thereof signed and
24 certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my
4 hand at Leland, Illinois, this 8th day of
5 September, 2025.

6

7

8

/s/ Christine M. Vitosh

9

CHRISTINE M. VITOSH,
Illinois C.S.R. Certificate
No. 084-02883

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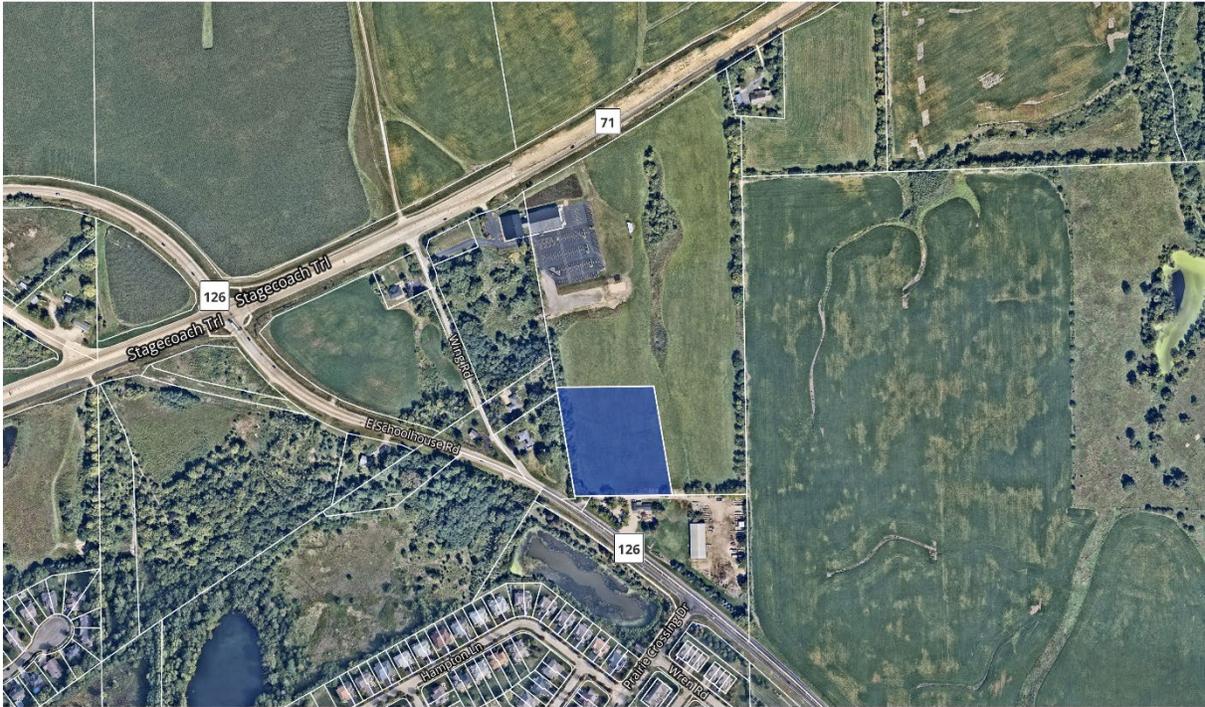
Memorandum



To: Planning and Zoning Commission
 From: David Hansen, Senior Planner
 CC: Bart Olson, City Administrator
 Krysti Barksdale-Noble, Community Development Director
 Sara Mendez, Senior Planner
 Date: November 12, 2025
 Subject: **PZC 2025-12 –South Receiving Station Site**
 Rezoning for Future Public Water Tower & Associated Structures

SUMMARY:

The United City of Yorkville is seeking rezoning approval for a parcel (PIN #05-03-300-043) totaling approximately 4.03 acres from the B-3 General Business District to the PI Public Institutional District to accommodate the development of a south receiving station building, a standpipe (water tower), and a DuPage Water Commission (DWC) metering building as part of the City’s Lake Michigan water project. The subject property is generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71, as shown in the map below.



SOUTH RECEIVING STATION SITE

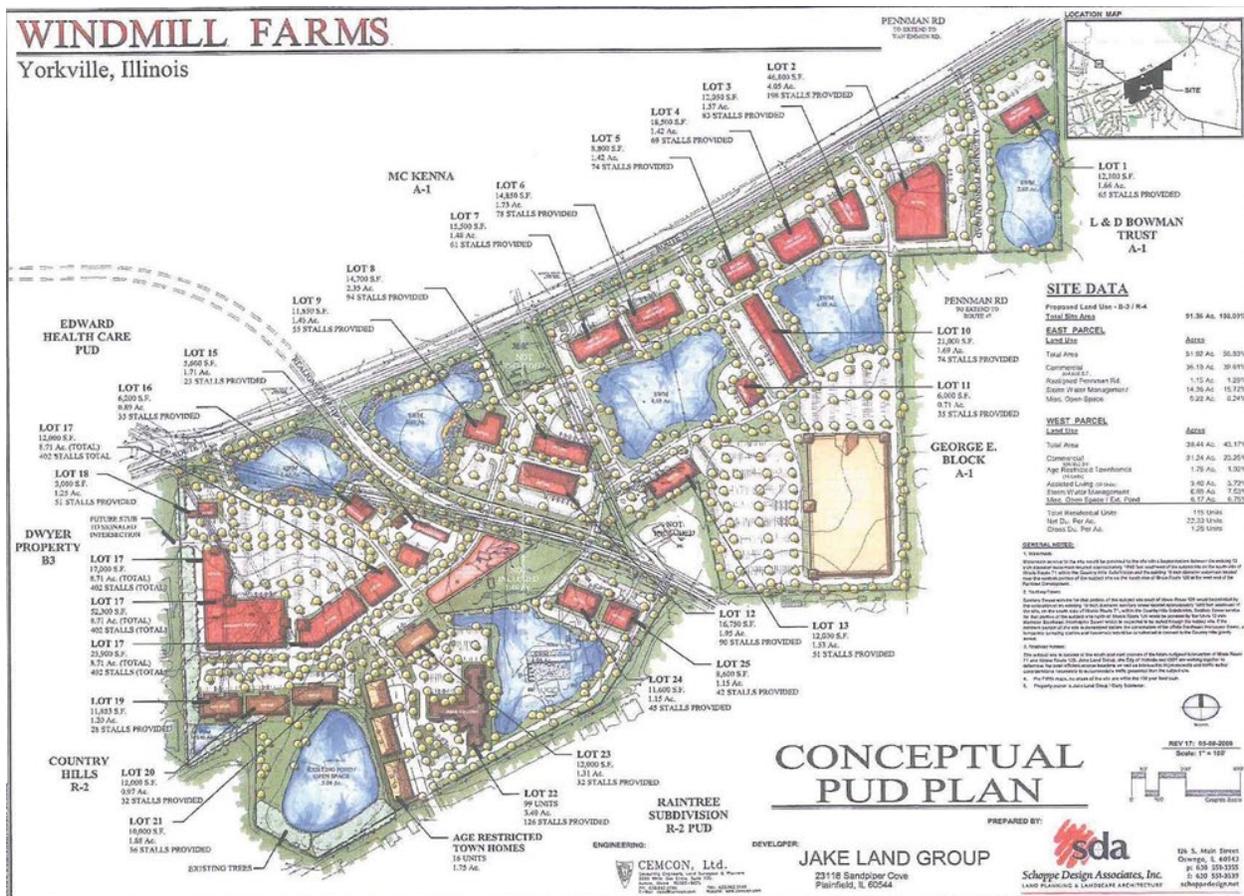
United City of Yorkville, Illinois
 Date: October 10, 2025
 Data: Kendall County



PROPERTY BACKGROUND:

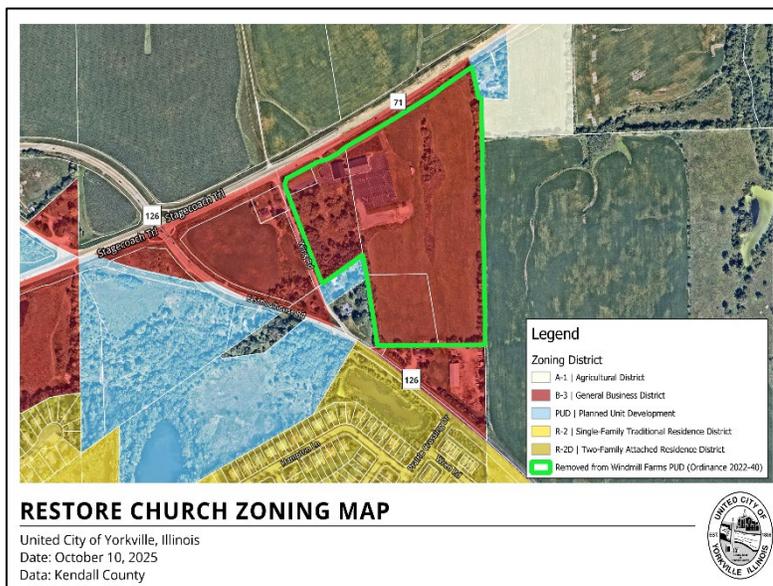
As previously stated, the subject property consists of approximately 4.03 acres (PIN #05-03-300-043). The City recently acquired the parcel from Restore Church, Inc. Prior to the lot split, the parcel was located in the southwest portion of parcel #05-03-300-029. This parent parcel, PIN #05-03-300-029, was annexed into Yorkville in 2008 as part of the Windmill Farms Planned Unit Development District via ordinances 2008-40 and 2008-42. The developer at that time, Jake Land Group, LLC, annexed eight (8) parcels totaling

roughly 78-acres and assembled those with five (5) already annexed parcels to create a thirteen (13) parcel 91-acre site, with a mix of residential and commercial land uses. As part of the annexation agreement, certain B-3 General Business District and R-4 General Multi-Family Residence District land uses were permitted, and development was subject to the approved Windmill Farms concept land plan, which can be found below.



Although the City annexed the parcels and rezoned the entire site under a “PUD” zoning, a final plat was never recorded to formalize the PUD and development never commenced. This left the properties in the Windmill Farms development saddled with entitlements that limited their ability to redevelop, expand or rezone without City Council action. Since the annexation agreement is not set to expire until 2028, each property owner inside the PUD area must seek City Council approval to remove themselves from the agreement’s provisions by amendment. Once removed, the property will only retain its underlying zoning within the PUD District.

In November of 2022, the City Council approved Restore Church’s rezoning petition, which rezoned three (3) parcels totaling approximately 33 acres to the B-3 General Business District via Ordinance 2022-40. As part of the rezoning approval process, an annexation agreement amendment



was approved via Ordinance 2022-41, which removed the three (3) parcels from the Windmill Farms PUD. Therefore, the subject property is no longer part of the Windmill Farms PUD and is only required to go through the Yorkville Unified Development Ordinance (UDO) rezoning process.

REZONING REQUEST:

The City is requesting a rezoning from B-3 General Business District to PI Public Institutional District to accommodate the development of a south receiving station building, a standpipe (water tower), and a DuPage Water Commission (DWC) metering building as part of the United City of Yorkville's Lake Michigan water project. The use for the subject property is considered a Public Utility Facilities (other). As defined in the UDO, Public Utility Facilities (other) are utility uses engaged in activities other than electric substations or distribution centers, gas regulation centers, and underground gas holder stations. As outlined in Table 10-3-12(B) of the UDO, Public Utility Facilities (other) is a permitted land use within the PI District.

According to Section 10-3-7-C of the Yorkville Unified Development Ordinance (UDO), the PI Public Institutional District is intended to provide for the location of properties used or operated by a public entity or private institution. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community. This rezoning aligns with other public, and institutional owned and zoned properties located within the United City of Yorkville.

Additionally, the UDO includes specific rezoning standards that must be reviewed by all recommending bodies. The City has provided written responses addressing each of these map amendment review standards, which will be entered into the record during the public hearing process.

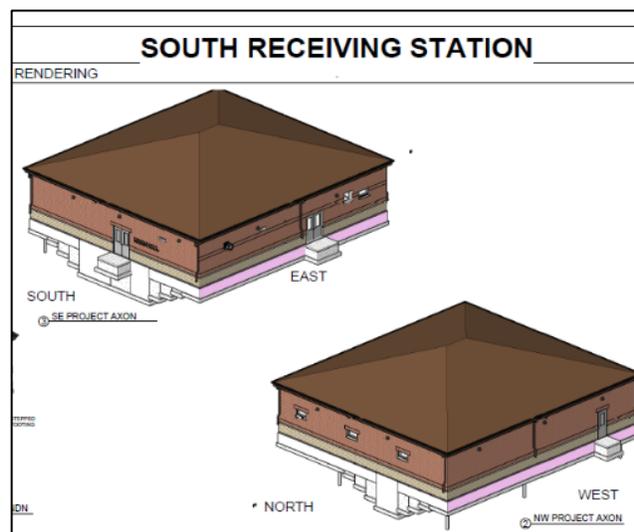
Project Overview

The development of the south receiving station site includes three (3) different projects, but all are interconnected within the 4.03 acre site. The site will include two (2) buildings, which include a south receiving station building and a DuPage Water Commission (DWC) metering building. The site will also include a standpipe (water tower) along with various impervious surfaces for site access and parking.

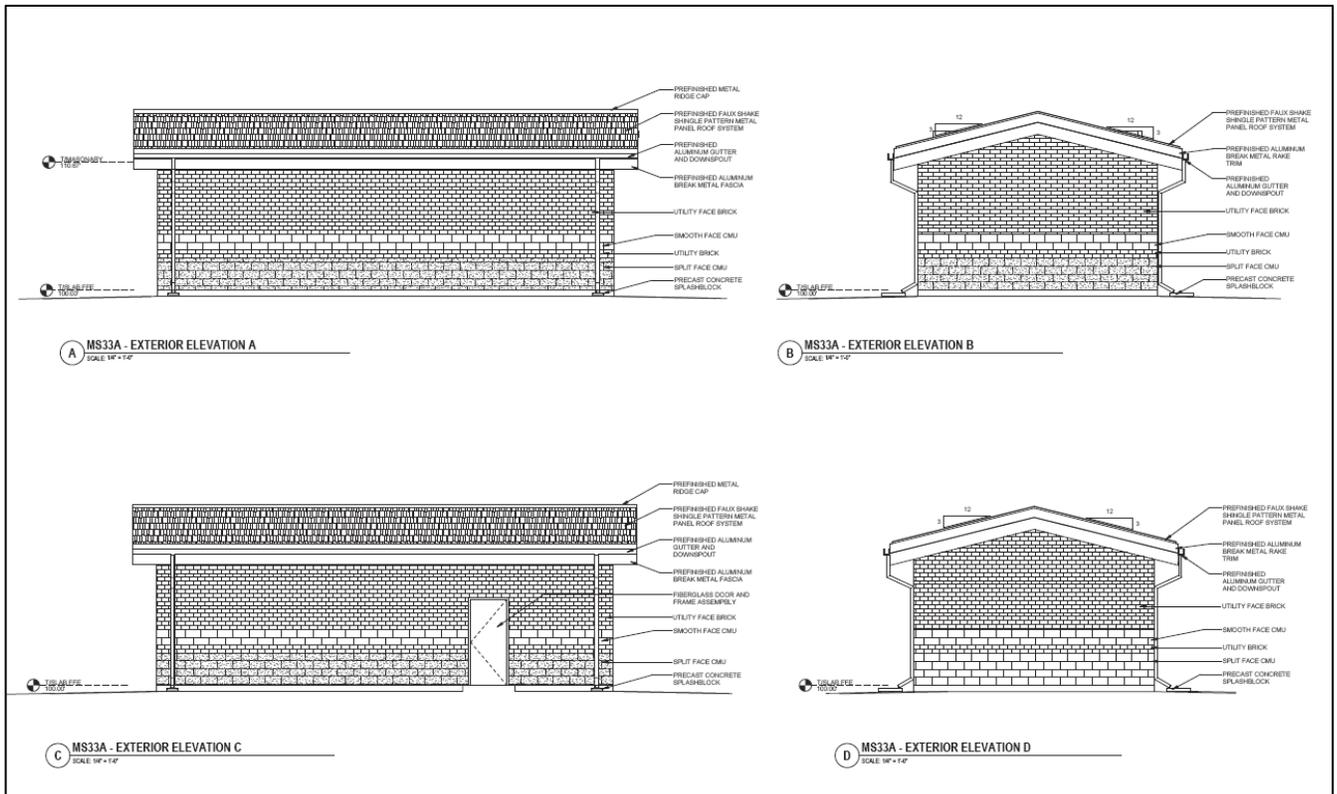
The overall utility process will include water being delivered to the City through the DWC metering station building, from which it will pass into the City's south receiving station building (pressure adjusting station). The pressure will be adjusted to match the City's system, and from there the flow is discharged to the City's water distribution system including filling the new standpipe. The standpipe will be painted with the City's branding colors and is proposed to have a 1.5 million gallons of storage capacity. The subject property will be accessible via an existing access point off of East Schoolhouse Road (Illinois Route 126) that also serves Yorkville Hill Landscaping. The City has provided proposed heights of each building and structure below.

- South receiving station building will be approximately 26 feet 1½ inches tall.
- Standpipe (water tower) will be approximately 138 feet to the top of the tank.
- DWC metering station building will be approximately 14 feet tall.

Since this request is only for rezoning, all bulk and dimensions standards, appearance, landscaping, etc. will be verified during the building permit review process. All plans will be required to follow the City's Unified Development Ordinance as well as all other City Ordinances and Standards.



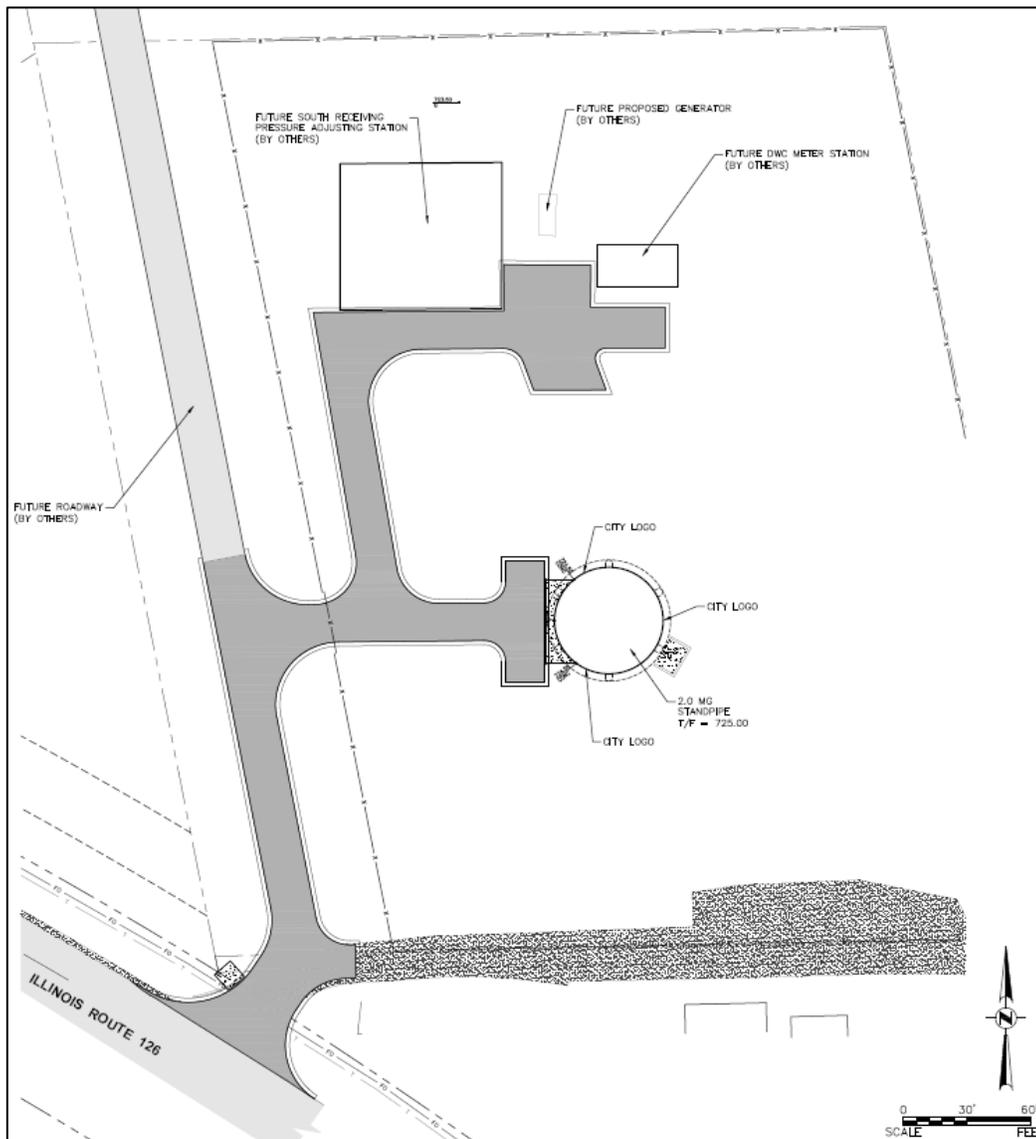
The City has also provided a site plan and architectural renderings for the proposed project, which is shown below. Additional plans are included as attachments to this memorandum.



RENDERINGS FROM SITE ENTRANCE ON ILLINOIS ROUTE 126



RENDERINGS FROM ILLINOIS ROUTE 71



PROPERTY SUMMARY:

The property is currently zoned B-3 General Business District, as it was part of the Restore Church B-3 rezoning approved in 2022. To evaluate the potential impact of the proposed rezoning and future use of the property, staff has prepared the following chart summarizing the current zoning and land uses of the surrounding area:

Zoning		Land Use
North	B-3 General Business District	Place of Worship/Assembly (Restore Church) Farmland
South	Illinois Route 126 B-3 General Business District	Transportation Land Use Contractor Facilities with Outdoor Storage (Yorkville Hill Landscaping)
East	B-3 General Business District	Place of Worship/Assembly (Restore Church) Farmland
West	A-1 Agricultural District (Kendall County) Windmill Farms Planned Unit Development (B-3)	Single-Family Residence Single-Family Residence

Bulk Regulations

Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current B-3 General Business District and PI Public Institutional District standards:

	B-3 Zoning Regulations	PI Zoning Regulations
Min. Lot Area	10,000 sq. ft.	N/A
Front Yard Setback	50 feet	25 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	20 feet
Corner Yard Setback	30 feet	25 feet
Max. Lot Coverage	80%	85%
Max. Building Height	80 feet	80 feet

Subdivision Lot Split

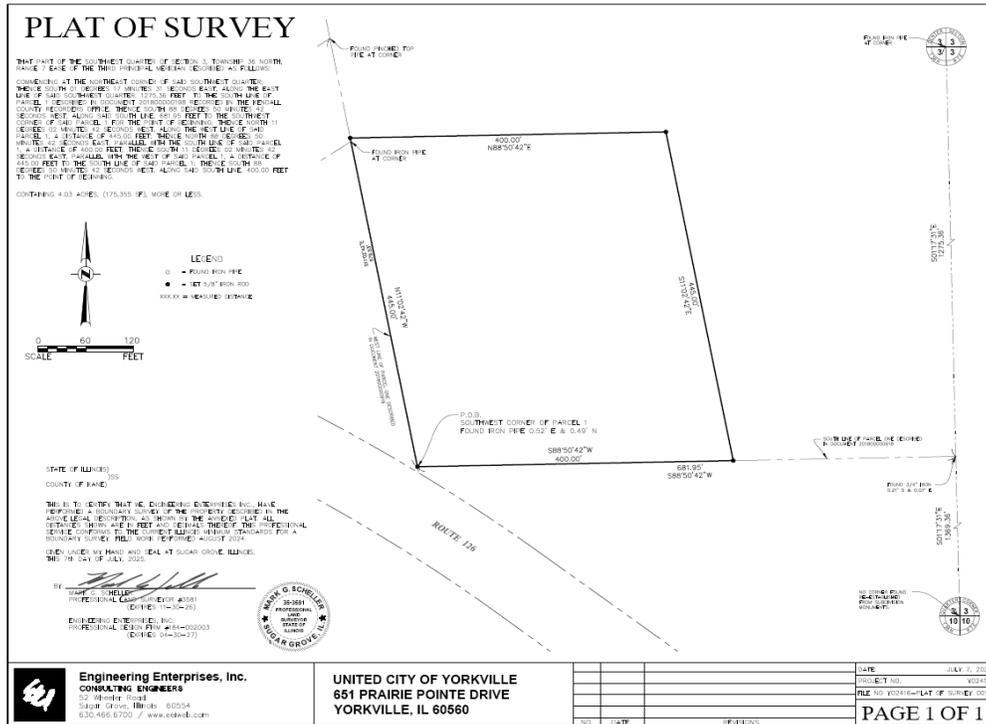
The subject parcel (PIN #05-03-300-043) has been purchased by the United City of Yorkville and was split from its parent parcel #05-03-300-029 in early October 2025 after the parcel was cleared by the Kendall County Treasurer’s Office. The City has recorded the warranty deed with the Kendall County Recorder. UDO standards for lot splits can be found below.

Per Section 10-8-3D of the Unified Development Ordinance (UDO), titled *Lot Splits*, the Zoning Administrator is authorized to approve or deny lot consolidations or splits if the subdivision meets any one of the following conditions:

1. The split of a single lot into three (3) or fewer lots.
2. Subdivisions created solely for public rights-of-way or other public tracts of land.
3. Lot line or boundary adjustments to an existing filed Final Plat.

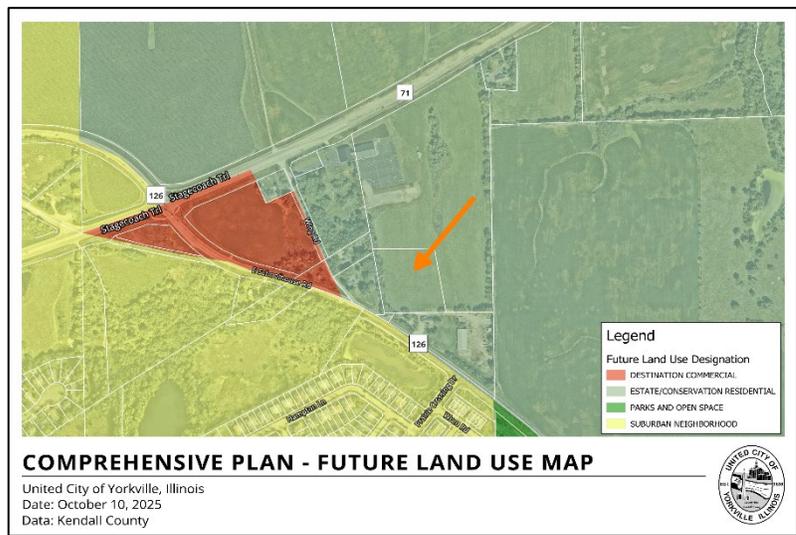
- Correction of errors or omissions on a filed Final Plat, including legal description errors, typographical or mapping errors, lot identification errors, and surveyor corrections.

The City's engineering consultant, Engineering Enterprises Inc., has provided a plat of survey for the subject property, which can be found below. Upon review, since the proposed plat of survey is a lot split of a single lot into three (3) or fewer lots and the lot is considered a public tract of land, no final plat of subdivision approval is needed. Thus, the Zoning Administrator can authorize the lot split as part of the rezoning approval.



COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates these parcels as “Estate/Conservation Residential (ECR)”. The ECR designation is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features of the area. This land designation serves as a “holding” classification for these areas, particularly on the outskirts or along the perimeter of the City’s corporate boundaries that lack the public infrastructure to support development of the land within the 10-year timeline of the plan. The Comprehensive Plan also notes that while the land use map serves as a guide for future development and zoning decisions, it is intended to be adjusted when changing circumstances warrant a new planning direction for a specific area.



Since the proposed PI Public Institutional District is significantly different compared to the large lot/low density residential envisioned for the Estate/Conservation Residential future land use designation, an amendment to the Comprehensive Plan would be required if the rezoning is approved. The subject property's future land use designation will be revised from "Estate/Conservation Residential (ECR)" to "Institutional (I)". The Institutional land use classification allows public or quasi-public entities to plan accordingly for future location and expansion of such facilities.

MAP AMENDMENT REVIEW STANDARDS:

Per Section 10-8-12 of the Yorkville United Development Ordinance, Map Amendments may be proposed by the subject property owner, the Mayor and City Council, the Planning and Zoning Commission, Zoning Administrator, or another City official.

Map Amendment Review Standards. The Planning and Zoning Commission shall make findings of fact regarding Map Amendments based upon the following standards:

1. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.
2. The proposed Map Amendment is compatible with the existing and planned uses and zoning of nearby properties.
3. The subject property is suitable for the purposes of the proposed zoning district.
4. The proposed Map Amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.
5. The proposed parcel(s) to be rezoned shall meet the minimum frontage and area requirements of the requested zoning district as specified in Section 10-3-9(A), unless otherwise granted relief as specified in Section 10-8-9. Variations.
6. The community need for the proposed use, and
7. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.

The City has provided a response to each standard as part of the rezoning application, which is included in this packet as an attachment.

STAFF COMMENTS:

Staff is supportive of the proposed rezoning; even though, if approved, would require an amendment to the City's Comprehensive Plan. Staff's recommendation is in consideration of the City's immediate need for a reliable long term water supply source as well as the length of time the area has remained undeveloped. The final determination of the Planning and Zoning Commission will be provided by staff at the tentatively scheduled City Council meeting on **December 9, 2025**.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on November 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from B-3 General Business District to PI Public Institutional District, for the development of a south receiving station building, a standpipe (water tower), and a DuPage Water Commission (DWC) metering building as part of the City's Lake Michigan water project, for one (1) parcel totaling approximately 4.03 acres (PIN #05-03-300-043), generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71, subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Rezoning Application
2. Legal Description
3. Plat of Survey dated July 7, 2025 prepared by Engineering Enterprises, Inc.
4. South Receiving Standpipe Plan and Rendering Drawings dated March 2025 as submitted by United City of Yorkville and prepared by Engineering Enterprises, Inc.
5. South Receiving Building Rendering dated June 2025 prepared by Engineering Enterprises, Inc.
6. South Receiving Station Site Piping Plan dated July 2025 as submitted by United City of Yorkville and prepared by Engineering Enterprises, Inc.
7. DuPage Water Commission (DWC) Yorkville South Metering Station and Building Architectural Drawings dated April 16, 2025 as submitted DuPage Water Commission and prepared by Stanley Consultants, Inc.
8. Public Hearing Notice



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- One (1) original signed and notarized application.
- Legal description of the property in Microsoft Word.
- Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete application is received, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- Signed and Notarized Application
- Required Plans, Exhibits, and Fees
- Certified Mailing of Public Notice
- Posting Public Hearing Sign(s)
- Signed Certified Affidavit of Mailings
- Attendance at All Meetings

CITY STAFF

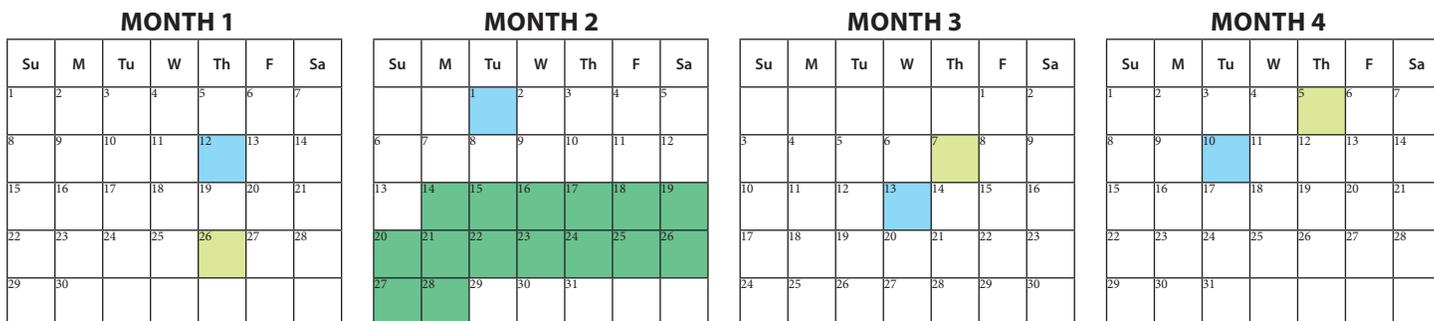
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE

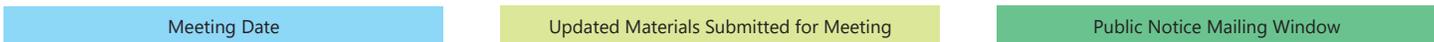


Plan Council Meeting

Economic Development Committee

Planning & Zoning Commission Public Hearing

City Council



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
TOTAL AMOUNT DUE:			



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:



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APPLICATION FOR REZONING

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

David Hagen on behalf of City of Yorkville 8/18/2025

PETITIONER SIGNATURE

DATE

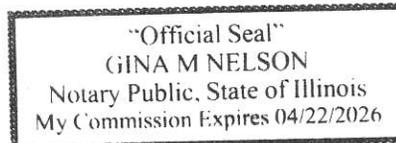
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

David Hagen on behalf of City of Yorkville 8/18/2025

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**



Gina M. Nelson
8.18.25



United City of Yorkville
 651 Prairie Pointe Drive
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	----------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____	TITLE _____
SIGNATURE* _____	DATE _____

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer’s Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

Signature of Petitioner(s)

Subscribed and sworn to before me this
_____ day of _____, 20_____

Notary Public



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:
SITE ADDRESS:		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
CITY, STATE, ZIP:	FAX:	
SIGN INFORMATION		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>		
SIGNATURE/AUTHORIZED AGENT _____		DATE _____
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The map amendment is consistent with the City's Comprehensive Plan and UDO as there is a public need for future water supply and storage within the City. The Comprehensive Plan mentions utilizing Lake Michigan water as a water supply alternative for the City's future water needs. Per the UDO, the purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

The map amendment will help address the City's future water needs and mitigate water supply concerns. The proposed amendment will not impact or disrupt adjacent properties as the site's proposed plan for buildings and structures are anticipated to blend into the existing surroundings, have minimal lighting on site and will utilize an existing curb cut to access the property. The vast majority of City operations will be conducted inside the buildings and structures.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The subject property will be utilized for the City's Lake Michigan Water Project. According to Section 10-3-7-C of the Yorkville Unified Development Ordinance (UDO), the PI Public Institutional District is intended to provide for the location of properties used or operated by a public entity or private institution. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community. The use and property are city owned and will help provide for a public need.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

Although the zoning district is different from adjacent parcels (B-3, unincorporated and Windmill Farm PUD), the UDO suggests property used or operated by a public entity should be zoned PI. There are also numerous examples within the City where public or institutional facilities are zoned in a similar matter. As mentioned previously, the purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

The Public Institutional District does not have a minimum lot width or minimum lot size. Thus, the parcel will comply with minimum frontage and area requirements. For the record, the subject property is 400 linear feet by 445 linear feet.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The City is in need of a long term solution for its water supply and water storage for its citizens. The proposed land use will help ensure the City's Lake Michigan Water Project can continue on schedule. The site will be utilized for a receiving station, which will include two buildings and a water tower, which are crucial components of the Lake Michigan Water project and the City's future water needs.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The overall area has been mostly vacant and/or utilized as farmland for decades. The subject property was part of the Windmill Farms PUD in 2008. Although the City annexed the parcels and rezoned the entire site under a "PUD" zoning, a final plat was never recorded to formalize the PUD and development never commenced. This left the properties in the Windmill Farms development saddled with entitlements that limited their ability to redevelop, expand or rezone without City Council action. Restore Church purchased the subject property and two other adjacent parcels in 2017. All three parcels were rezoned to B-3 and removed from Windmill Farm PUD in 2022 upon City Council approval. In the Spring of 2025, the City purchased approximately 4.03 acres from Restore Church, which is the very southwest portion of parcel PIN #05-03-300-029. The subject property will be split from its parent parcel #05-03-300-029 later this year once the parcel is cleared by the Kendall County Treasurer's Office.

PARCEL 001

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

CAYCO ENTERPRISES LLC
34 COUNTRYVIEW DR
YORKVILLE IL 60560

KENDALL COUNTY PROPERTIES LLC
JUAN GUERRERO JR
8591 RTE 126
YORKVILLE IL 60560

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

LAKOMECKI AMBER M AIKEN KIM L MICHELLE
1123 HAMPTON LN
YORKVILLE IL 60560

WEILAND MARGARET WALLIS STEVEN J
8614 RTE 71
YORKVILLE IL 60560

FARWELL ALEX MATTHEW HAMES MADELINE
1103 HAMPTON LN
YORKVILLE IL 60560

RAINTREE VILLAGE HOA
5999 NEW WILKE RD STE 108
ROLLING MEADOWS IL 60008

JAMES NANCY HENDRIX
1101 HAMPTON LN
YORKVILLE IL 60560

BAUER TEMPLIN FAMILY TRUST
CHRISTOPHER BAUER JENNIFER TEMPLIN
6670 WING RD
YORKVILLE IL 60560

TAMARA BAIRD
8721 ST RTE 126
YORKVILLE IL 60560

KLER PROPERTIES LLC
TIM BRUMMERSTEDT
10061 LEGION RD
YORKVILLE IL 60560

RICHMOND ROBERTA LIV TR MACKINNON CHARLES
c/o CAPITAL AG PROP SERVICES INC
801 WARRENVILLE RD STE 150
LISLE IL 60532

DELORES SERRITELLA LIV TRUST
DELORES ANTHONY M SERRITELLA TTEES
1147 HAMPTON LN
YORKVILLE IL 60560

SCOTT LYNN M NICOLAI
1125 HAMPTON LN
YORKVILLE IL 60560

MARGARET JEANETTE DARCY TRUST
3607 BANKVIEW DR
JOLIET IL 60431

CLASSIC INVESTMENTS LLC
640 B RANCE RD
OSWEGO IL 60543

DHUSE PROPERTIES LLC
9095 IMMANUEL RD
YORKVILLE IL 60560

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

THOMAS H ARLINDA J LIVING TRUST VAN EYNDE
1137 HAMPTON LN
YORKVILLE IL 60560

EDWARD L BLOCK TRUST
10577 WASHINGTON WAY
BRISTOL VA 24202

KEVIN MARILYN CALDWELL
1135 HAMPTON LN
YORKVILLE IL 60560

ANTHONY FRANZEN
1093 HAMPTON LN
YORKVILLE IL 60560

BERNAL MICHELLE ELIZABETH DIAZ JOSE LUIS BERNAL
6610 WING RD
YORKVILLE IL 60560

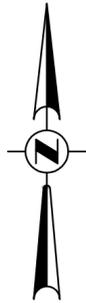
RICHMOND ROBERTA LIV TR MACKINNON CHARLES
c/o CAPITAL AG PROP SERVICES INC
801 WARRENVILLE RD STE 150
LISLE IL 60532

PLAT OF SURVEY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

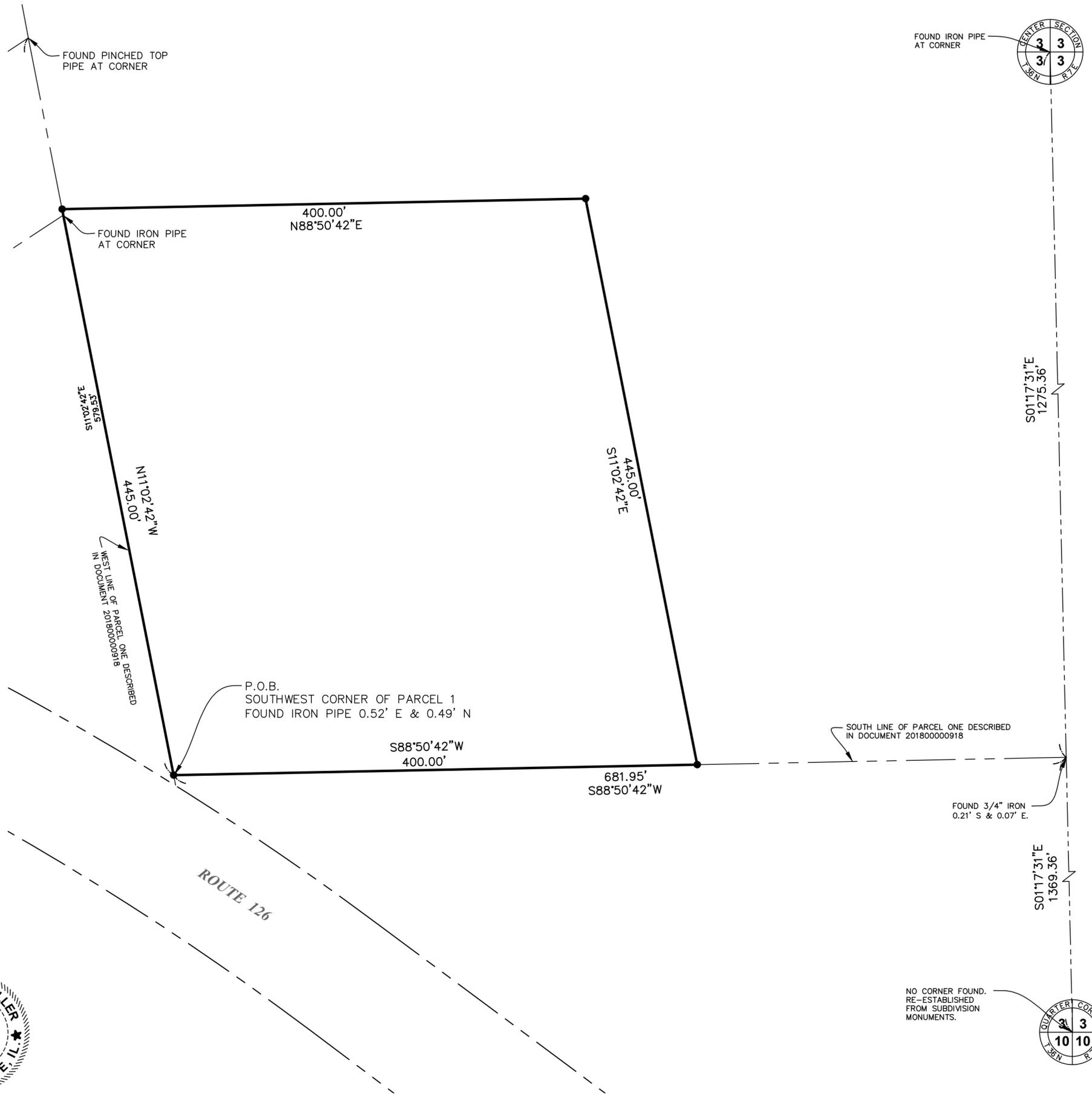
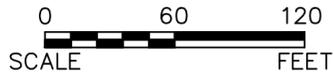
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.03 ACRES, (175,355 SF), MORE OR LESS.



LEGEND

- = FOUND IRON PIPE
- = SET 5/8" IRON ROD
- XXX.XX = MEASURED DISTANCE



STATE OF ILLINOIS)
)SS
 COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED AUGUST 2024.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 7th DAY OF JULY, 2025.

BY: 
 MARK G. SCHELLER
 PROFESSIONAL LAND SURVEYOR #3581
 (EXPIRES 11-30-26)
 ENGINEERING ENTERPRISES, INC.
 PROFESSIONAL DESIGN FIRM #184-002003
 (EXPIRES 04-30-27)



UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DRIVE
YORKVILLE, IL 60560

NO.	DATE	REVISIONS

DATE: JULY 7, 2025
 PROJECT NO. YO2416
 FILE NO YO2416--PLAT OF SURVEY 001



Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 630.466.6700 / www.eeiweb.com

Plotted: March 31, 2025 @ 5:01 PM By: Mike Agate - Tab: 07 Site Plan 22x34

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CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

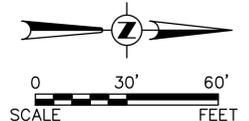
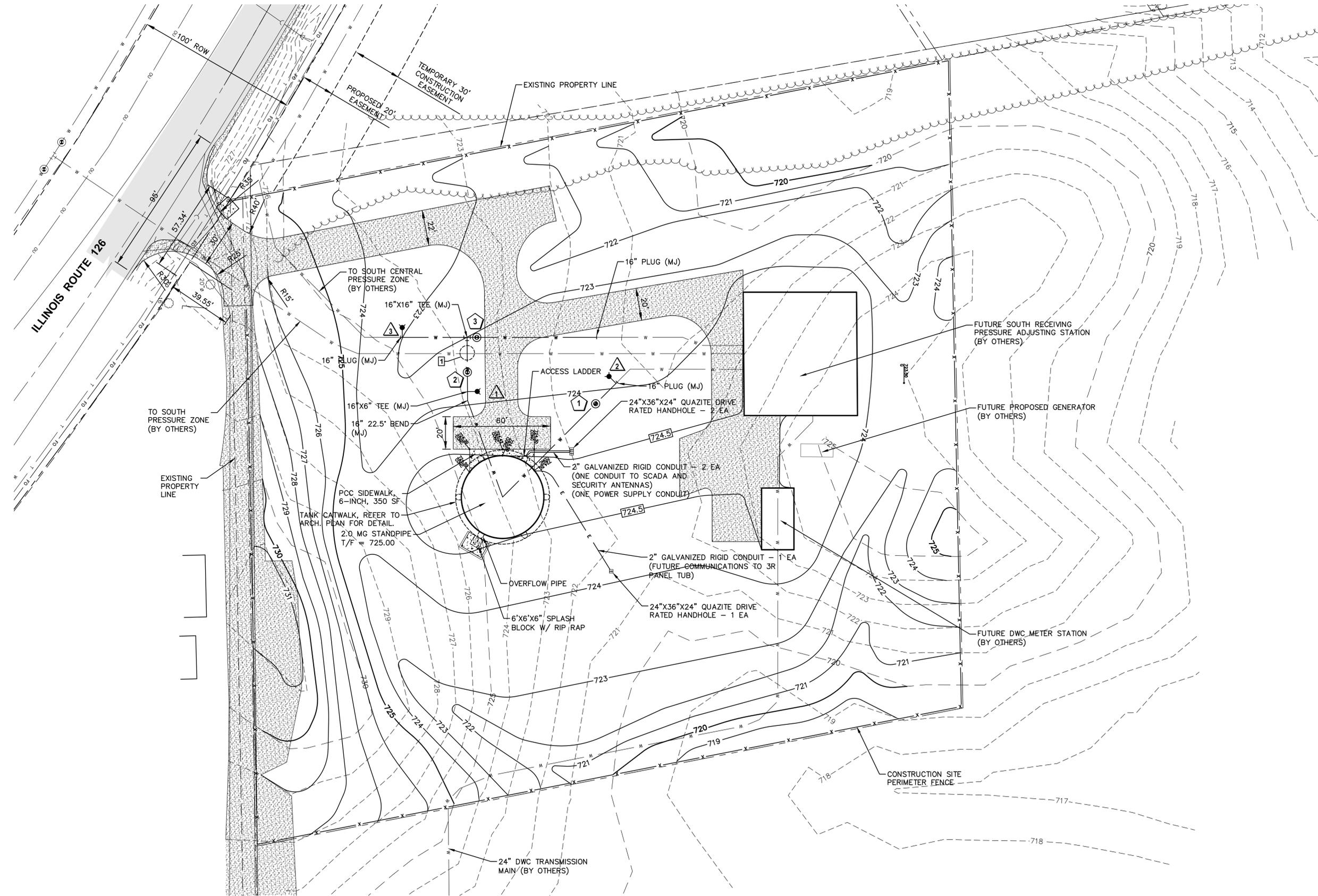
0 1
Bar = 1" When
printed FULL size.
Adjust stated
scales to print size.

NO.	DATE	REVISIONS

SOUTH RECEIVING
STATION STANDPIPE

SITE PLAN

DATE: MARCH	2025
PROJECT NO:	YO2417
FILE:	YO2417-UTILITY
SHEET	7 OF 14



WATER MAIN STRUCTURES

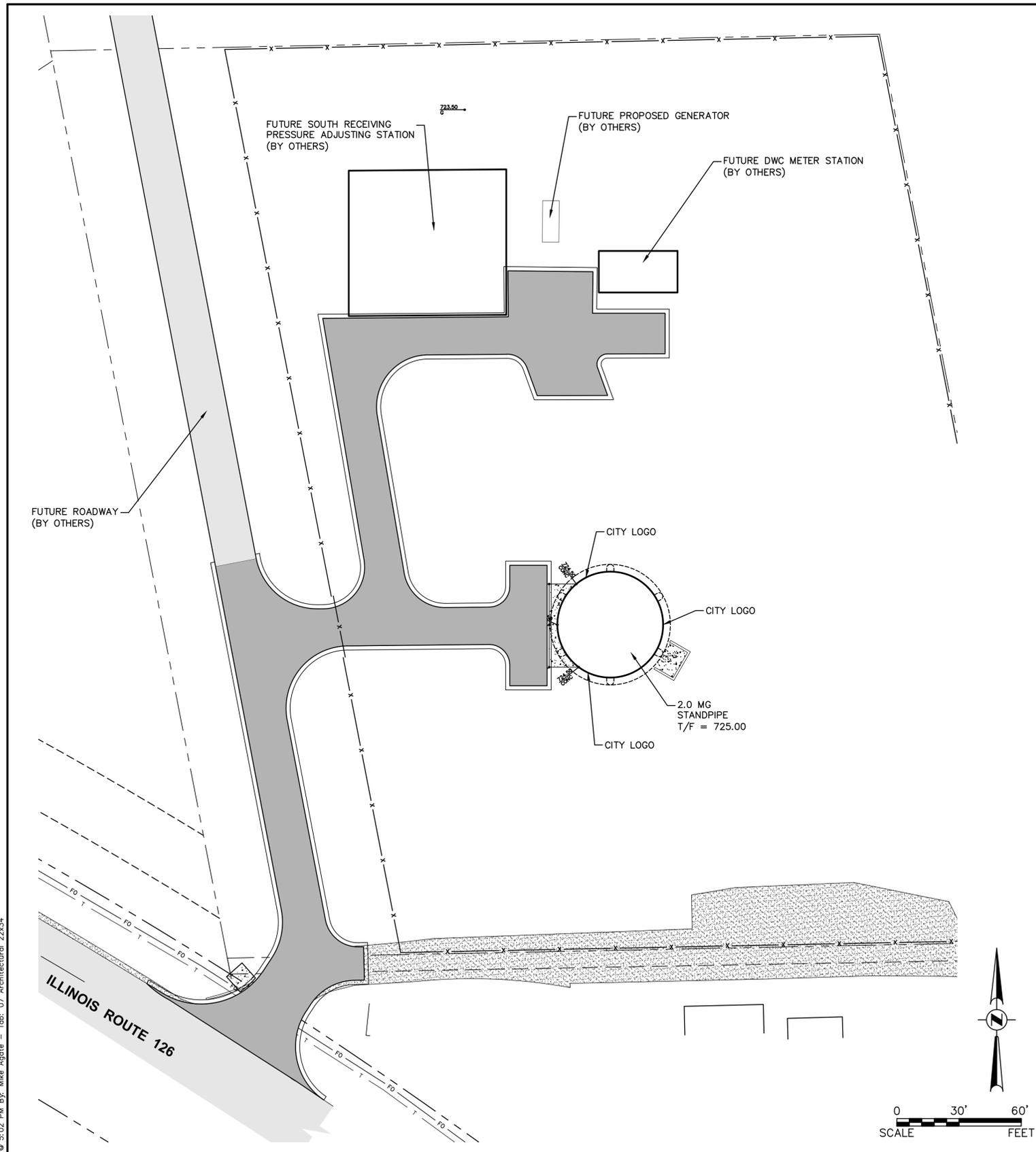
- 1 VALVE VAULT NO. 1
16" GATE VALVE
IN 60" VAULT
RIM = 724.2
- 2 VALVE VAULT NO. 2
16" GATE VALVE
IN 60" VAULT
RIM = 723.8
- 3 VALVE VAULT NO. 3
16" GATE VALVE
IN 60" VAULT
RIM = 723.5
- 1 FIRE HYDRANT NO. 1
AND 6" AUX. VALVE
BURY ELEV. = 723.8
- 2 FIRE HYDRANT NO. 2
AND 6" AUX. VALVE
BURY ELEV. = 723.9
- 3 FIRE HYDRANT NO. 3
AND 6" AUX. VALVE
BURY ELEV. = 723.7

- 1 UTILITY CONFLICT
DEFLECT WATER MAIN TO
SOUTH PRESSURE ZONE
UNDER STANDPIPE
OUTFLOW PIPE

LEGEND

Aggregate Subgrade 12"

- NOTES:
- PROPOSED CONTOURS SHOWN ARE FINAL GRADE. CONTRACTOR SHALL GRADE SITE TO SUGRADE ELEVATION AT -0.5'. TOPSOIL RESPREAD OF 6" SHALL BE COMPLETED BY OTHERS.
 - AGGREGATE ACCESS PATH SHOWN SHALL BE GRADED TO -0.5' OF PROPOSED GRADE. PROPOSED ASPHALT PAVING SHALL BE COMPLETED BY OTHERS.



RENDERINGS FROM SITE ENTRANCE ON ILLINOIS ROUTE 126



RENDERINGS FROM ILLINOIS ROUTE 71

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

0	1			
Bar = 1" When printed FULL size. Adjust stated scales to print size.				
NO.	DATE	REVISIONS		

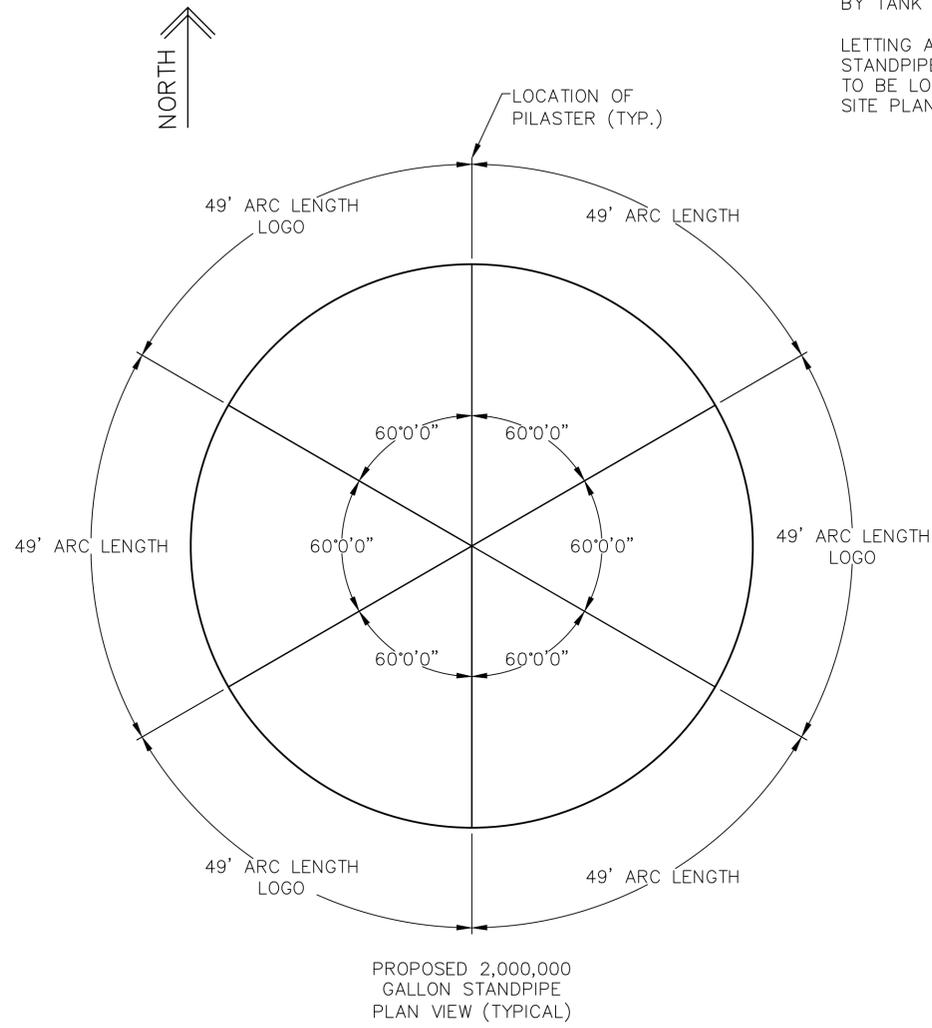
SOUTH RECEIVING
STATION STANDPIPE

ARCHITECTURAL PLAN

DATE: MARCH 2025
PROJECT NO: Y02417
FILE: Y02417-ARCHITECTURAL
SHEET 8 OF 14

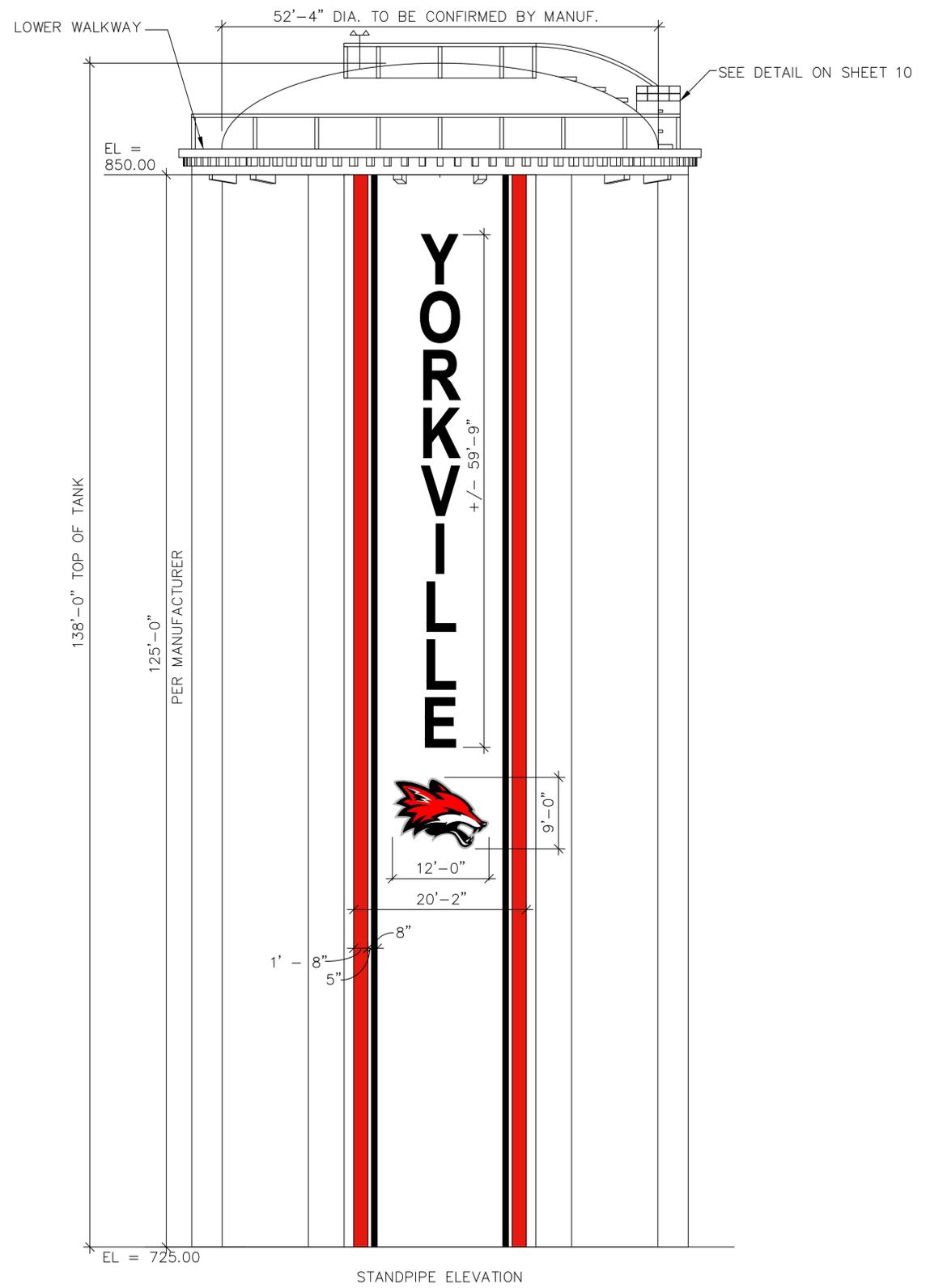
Plotted: March 31, 2025 @ 5:02 PM By: Mike Agate - Tab: 07 Architectural 22x34

Path: S:\\$PROJECT\Y02417\YORKVILLE\Y02417\DWG-FINAL-ENG\Y02417-ARCHITECTURAL



NOTE:
LETTERING SIZE TO BE CONFIRMED BY TANK MANUFACTURER

LETTERING AND LOGO SHOWN ON STANDPIPE WATER STORAGE TANK TO BE LOCATED & ORIENTED PER SITE PLAN ON SHEET 7.



Plotted: March 31, 2025 @ 5:02 PM By: Mike Agate - Tab: 11 Logo Lettering - 22x34

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Sugar Grove, Illinois 60554
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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

0 1
Bar = 1" When
printed FULL size.
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scales to print size.

NO.	DATE	REVISIONS

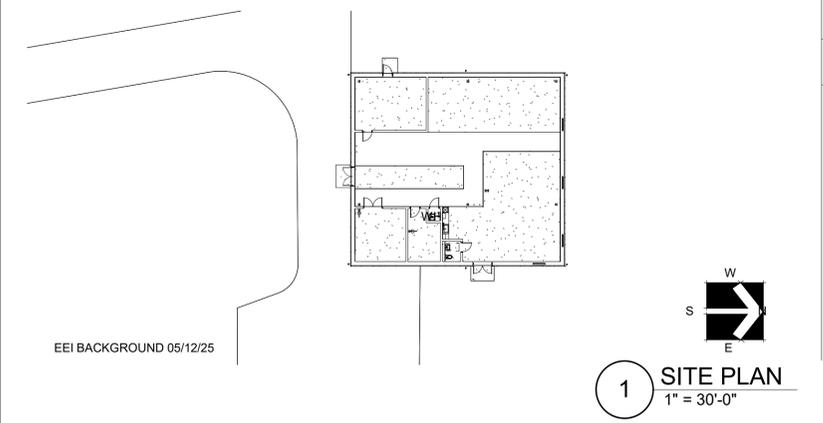
**SOUTH RECEIVING
STATION STANDPIPE**

STANDPIPE LOGO DETAILS

DATE: MARCH 2025
PROJECT NO: YO2417
FILE: YO2417-COVER
SHEET **11** OF **14**

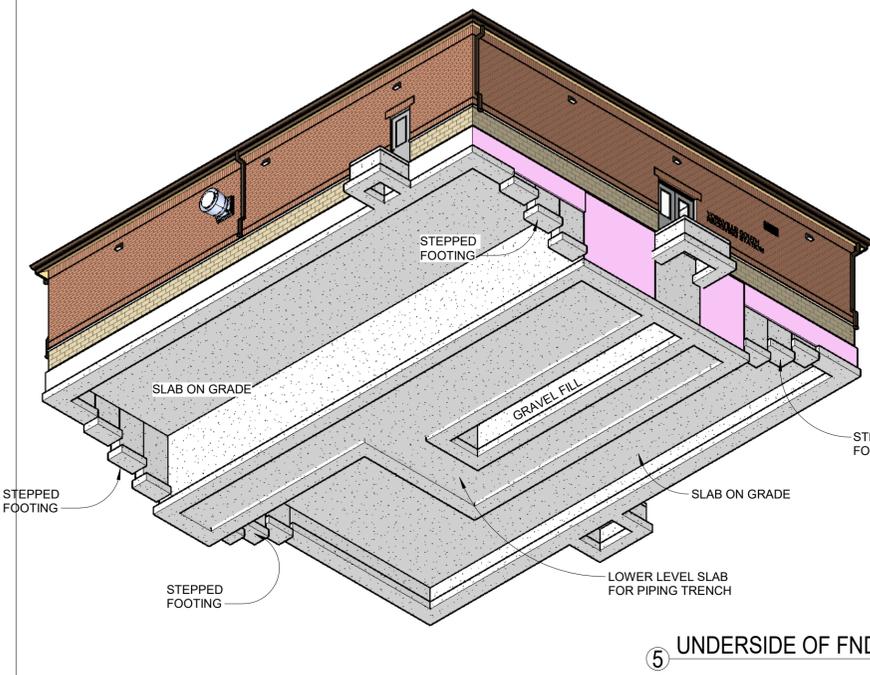
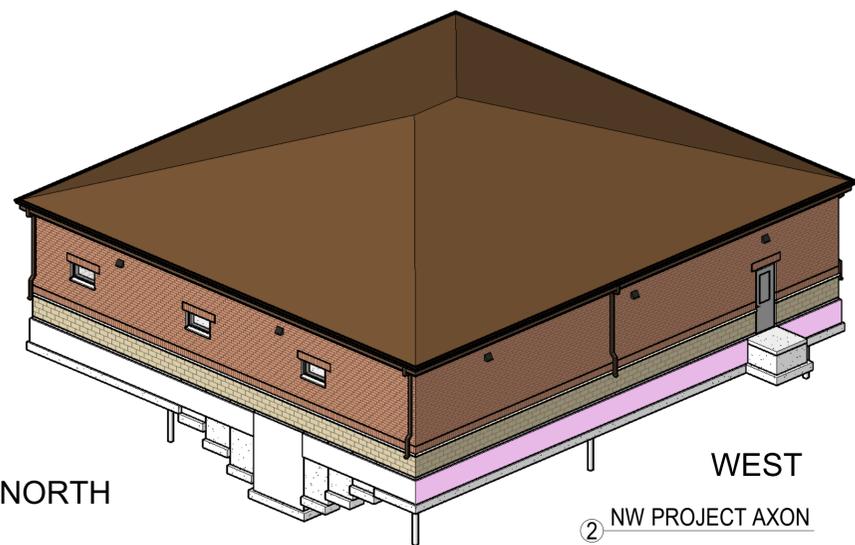
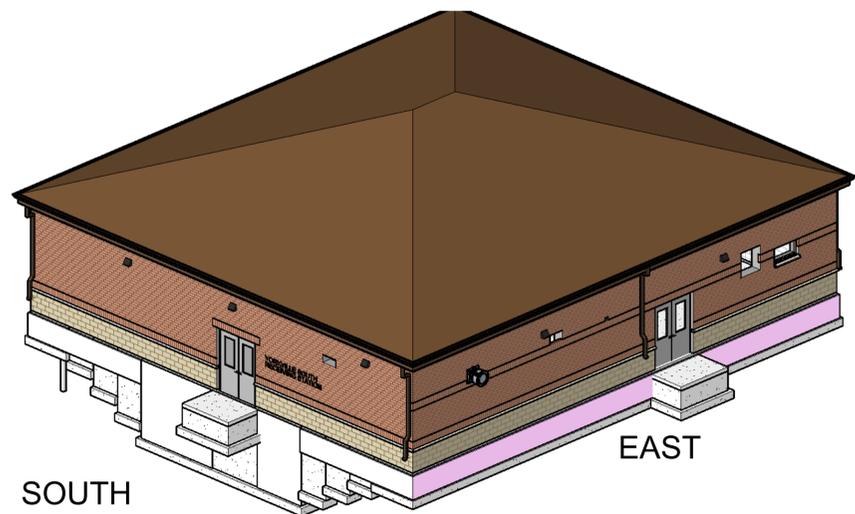
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REFERENCE SITE PLAN



SOUTH RECEIVING STATION

RENDERING



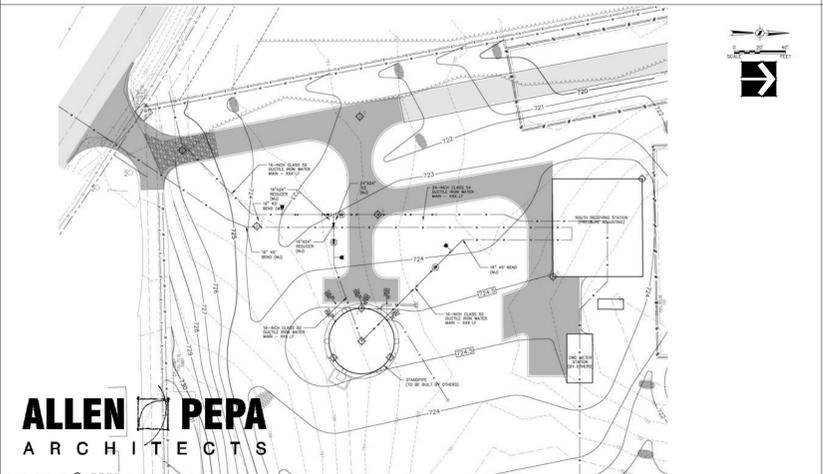
LIST OF ARCHITECTURAL DRAWINGS

NO.	NAME	DESCRIPTION	CURRENT REVISION	
			NO.	DATE
ARCHITECTURAL				
1	A1	GENERAL BUILDING INFORMATION		
2	A2	CODE STUDY		
3	A3	LOWER LEVEL PLAN	1	5/13/25
4	A4	UPPER FLOOR PLAN		
5	A5	REFLECTED CEILING PLAN		
6	A6	ROOF PLAN		
7	A7	EXTERIOR ELEVATIONS S & E	1	5/13/25
8	A8	EXTERIOR ELEVATIONS N & W	1	5/13/25
9	A9	BUILDING SECTIONS		
10	A10	WALL SECTIONS		
11	A11	ENLARGED SECTIONS & DETAILS		
12	A12	PLAN DETAILS		
13	A13	SCHEDULES	1	5/13/25

CODE STUDY

BUILDING CODES	2018 INTERNATIONAL BUILDING CODE
	2018 INTERNATIONAL FIRE CODE
	2018 INTERNATIONAL FUEL GAS CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2014 ILLINOIS STATE PLUMBING CODE
	2021 INTERNATIONAL ENERGY CONSERVATION CODE
	2018 NATIONAL ELECTRIC CODE
	2018 ILLINOIS ACCESSIBILITY CODE - NOT APPLICABLE FOR UTILITY BLDG.
	** NOTE: ALL CODES MAY BE SUBJECT TO MUNICIPAL AMENDMENTS
ZONING	WATER TREATMENT PLANT
USE GROUP	USE GROUP F-1
CONSTRUCTION TYPE	3B
FIRE PROTECTION	NOT SPRINKLERED
AREA OF WORK	3,535 SF GROSS

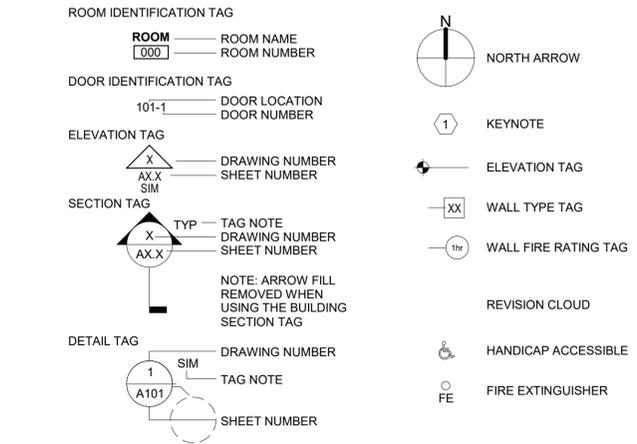
SITE LOCATION



LIST OF ABBREVIATIONS

@	AT (THE RATE OF)	FD	FLOOR DRAIN	PLAS	LAM PLASTIC LAMINATE
&	AND	FL	FLOOR	PSP	POUNDS PER SQUARE FOOT
#	NUMBER OR POUND	FT	FOOT	PT	PAINT
ACT	ACOUSTIC CEILING TILE	GL	GLASS	PTD	PAINTED
AFF	ABOVE FINISHED FLOOR	GYP BD	GYPSUM WALLBOARD	REQ'D	REQUIRED
ALUM	ALUMINUM	HC	HOLLOW CORE	SC	SOLID CORE
BLDG	BUILDING	HCA	HANDICAP ACCESSIBLE	ST/ST	STAINLESS STEEL
B/O	BOTTOM OF	HT	HEIGHT	SECT	SECTION
CL	CENTER LINE	HM	HOLLOW METAL	SF	SQUARE FOOT
CLG	CEILING	INSUL	INSULATION	SY	SQUARE YARD
COL	COLUMN	JB	JUNCTION BOX	SHT	SHEET
CONC	CONCRETE	LA	LANDSCAPE ARCHITECT	STD	STANDARD
CONST	CONSTRUCTION	LAM	LAMINATE OR LAMINATED	STL	STEEL
CONT	CONTINUOUS	LAV	LAVATORY	T&B	TOP AND BOTTOM
CONTR	CONTRACTOR	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
CPT	CARPET	MECH	MECHANICAL	THK	THICK, THICKNESS
DET	DETAIL	MO	MASONRY OPENING	T/O	TOP OF
DIA	DIAMETER	MTL	METAL	TYP	TYPICAL
DIAG	DIAGONAL	MFG	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MIN	MINIMUM	VCT	VINYL COMPOSITION TILE
DWGS	DRAWINGS	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	NIC	NOT IN CONTRACT	W/	WITH
EL	ELEVATION	NO	NUMBER	W/O	WITHOUT
EQ	EQUAL	NTS	NOT TO SCALE	W/C	WATERCLOSET
EXT	EXTERIOR	OC	ON CENTER	YD	YARD
EXIST	EXISTING	OD	OUTSIDE DIAMETER		
EXP JT	EXPANSION JOINT				

SYMBOLS LEGEND



ARCHITECT'S SEAL & STATEMENT

CERTIFICATION & SEAL

I HEREBY STATE THAT I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING THE ENVIRONMENTAL BARRIERS ACT (410 LCS) AND THE ILLINOIS ACCESSIBILITY CODE (71 I.L.ACM. CODE 400).

CHANGES TO THE DESIGN MADE IN THE FIELD AND WITHOUT WRITTEN AUTHORIZATION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORKMANSHIP OF THE CONTRACTOR.

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DESIGN FIRM #: IL 184005013

LANE B. ALLEN
001-013446
REGISTERED
LICENSED
ARCHITECT
OF
ILLINOIS
Exp. 11/30/26

TO VALIDATE, LANE ALLEN'S ORIGINAL SIGNATURE MUST APPEAR OVERLAPPED ON THIS SEAL.
DATE OF SIGNATURE

ALLEN PEPA
ARCHITECTS

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DRIVE
KENDALL COUNTY, IL

Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

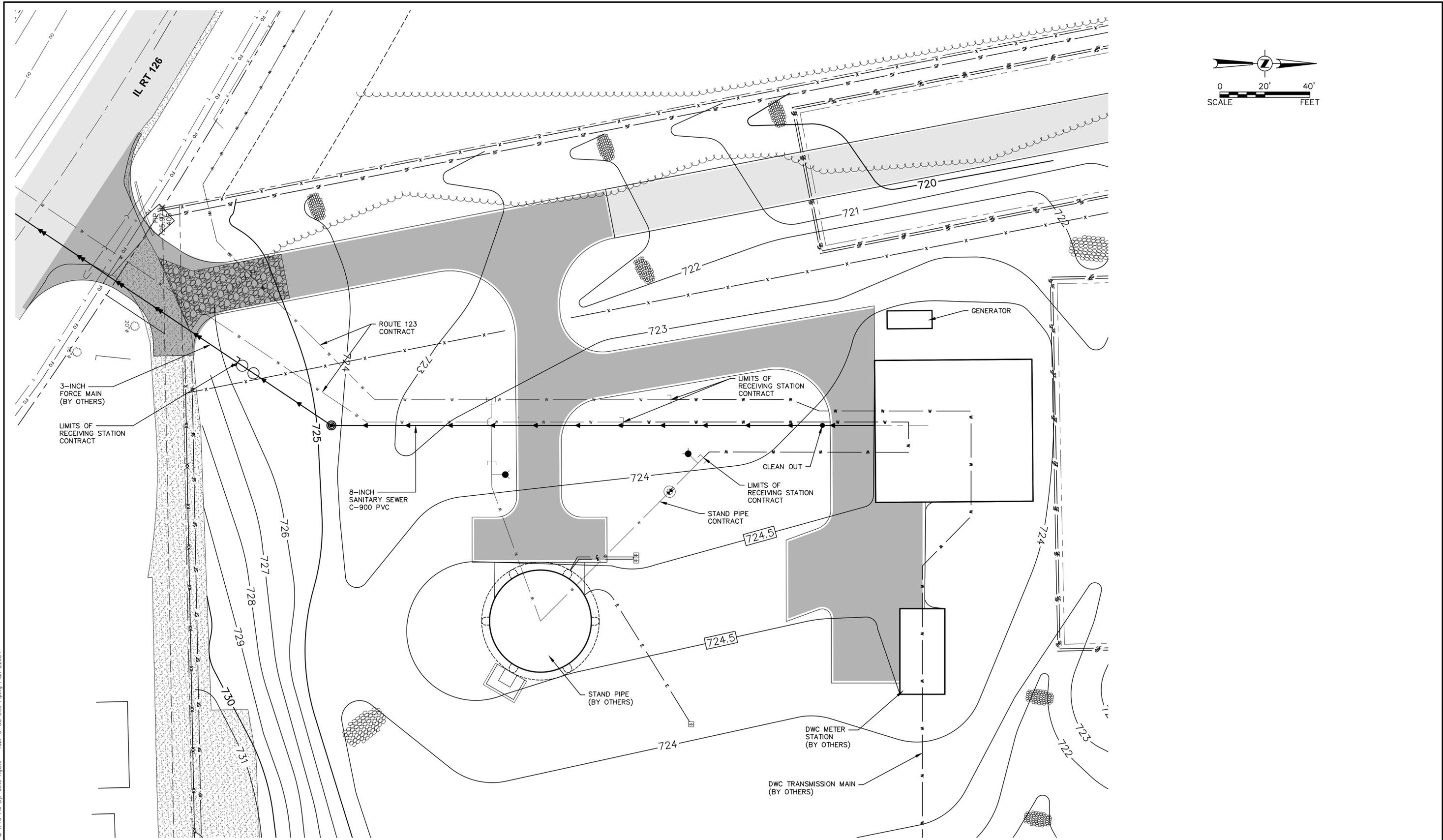
SOUTH RECEIVING STATION

GENERAL BUILDING INFORMATION

DATE: JUNE 2025
PROJECT NO: 2024-13 A+P
YORKVILLE - S. REC'VNG STATION
SHEET **A1** OF **13**

6/11/2025 3:50:58 PM

L:\2024\2024 Projects\2024-13 2025 Yorkville South Rec Station\B-DWG\SA-REVIT DRAWINGS\2024-13 EEI Yorkville Lake M Recng - South Rec\2025.dwg



Plotted: July 10, 2025 @ 1:46 PM By: Mike Agate - Tab: G-08_Site Piping Plan 22,34
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 CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

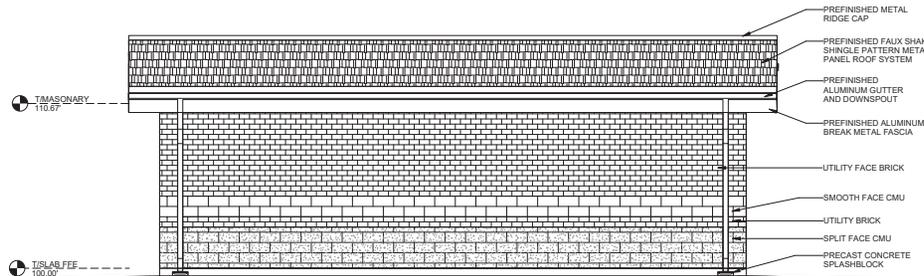
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NO.	DATE	REVISIONS	

SOUTH RECEIVING STATION

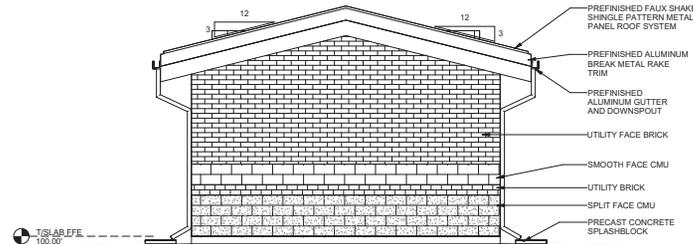
SITE PIPING PLAN

DATE: JULY 2025
PROJECT NO: Y02416
FILE: Y02416_G SITE PIPING PLAN
SHEET G-8 OF 14

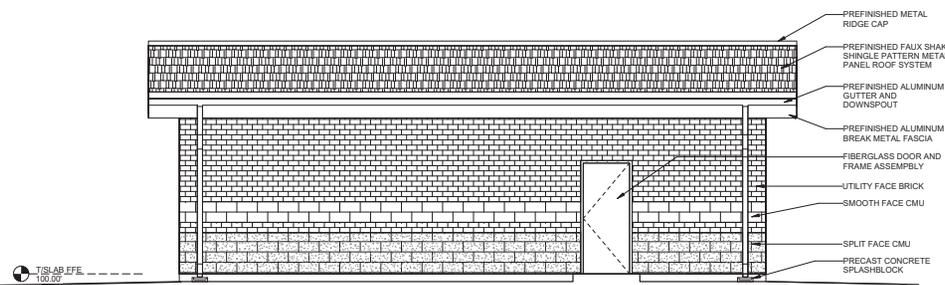
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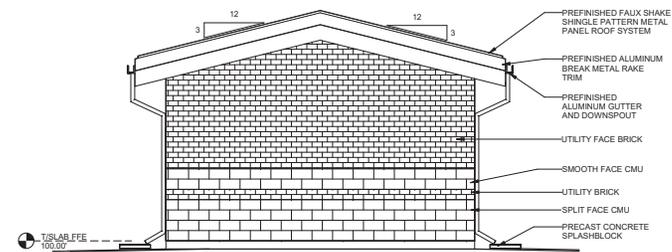
A MS33A - EXTERIOR ELEVATION A
SCALE: 1/4" = 1'-0"



B MS33A - EXTERIOR ELEVATION B
SCALE: 1/4" = 1'-0"



C MS33A - EXTERIOR ELEVATION C
SCALE: 1/4" = 1'-0"



D MS33A - EXTERIOR ELEVATION D
SCALE: 1/4" = 1'-0"

4/18/2025 11:48:22 AM Autodesk Docs://128-1031-1001/128-10031001-AS-02A.rvt

REV.	DATE	DESCRIPTION	BY	DATE	DESIGNED	CHECKED	PROJECT NO.	ARCHITECTURAL ELEVATIONS			DRAWING NO. A06-201		SHEET NO. of	
				4/18/25	JLWO	RP	128-10031-001							
								DUPAGE WATER COMMISSION WATERLINK EXTENSION						



United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE: 10/13/2025	PZC NUMBER: PZC 2025-12	DEVELOPMENT NAME: South Receiving Station
PETITIONER INFORMATION		
NAME: United City of Yorkville	COMPANY:	
MAILING ADDRESS: 651 Prairie Pointe Dr		
CITY, STATE, ZIP: Yorkville	TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME 630.553.4350	
EMAIL:	FAX:	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: United City of Yorkville		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71		
CURRENT ZONING CLASSIFICATION: B-3 General Business District	REQUESTED ZONING CLASSIFICATION: PI Public Institutional	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential	TOTAL ACREAGE: 4.03	
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: B-3 General Business District - Place of Worship/Assembly (Restore Church) and Farmland		
EAST: B-3 General Business District - Contractor Facilities with Outdoor Storage (Yorkville Hill Landscaping)		
SOUTH: B-3 General Business District - Place of Worship/Assembly (Restore Church) and Farmland		
WEST: A-1 Agricultural District (Kendall County) & Windmill Farms Planned Unit Development (B-3) - Single-Family Residence		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
05-03-300-043		

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-12**

NOTICE IS HEREBY GIVEN THAT the United City of Yorkville, Kendall County, Illinois, has filed an application requesting a rezoning classification. The real property consists of a parcel totaling approximately 4.03 acres and is generally located directly north of East Schoolhouse Road (Illinois Route 126), east of Wing Road, and south of Illinois Route 71. The City is seeking to rezone the property from B-3 General Business District to PI Public Institutional District.

The legal description of the tract of property is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

PIN: 05-03-300-043

A copy of the request is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, November 12, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk





Memorandum

To: Planning and Zoning Commission
From: Jori Contrino, City Clerk
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: October 8, 2025
Subject: Planning and Zoning Commission Meeting Schedule for 2026

Summary

Proposed 2026 meeting schedule for the Planning and Zoning Commission.

Meeting Schedule for 2026

For 2026, if the Planning and Zoning Commission would like to continue meeting the second Wednesday of the month at 7:00 p.m., the proposed meeting dates would be as follows:

- January 14, 2026
- February 11, 2026
- March 11, 2026
- April 8, 2026
- May 13, 2026
- June 10, 2026
- July 8, 2026
- August 12, 2026
- September 9, 2026
- October 14, 2026
- November 12, 2026* (*Thursday, due to Veterans Day*)
- December 9, 2026

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2026.

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		