



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
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PLANNING AND ZONING COMMISSION AGENDA

Wednesday, January 14, 2026
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: November 12, 2025

Citizen's Comments

Public Hearings

- PZC 2025-13 Matt Gilbert**, petitioner, on behalf of Yorkville Nexus V LLC, property owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The request seeks to rezone three (3) parcels totaling approximately 130-acres into two (2) separate zoning districts. The two (2) western parcels (PINS: 02-18-200-004, 02-17-100-004) totaling approximately 91-acres are proposed to be rezoned from the R-4 General Multi-Family Residence District to the M-2 General Manufacturing District for a future data center or other specified land uses. While the one (1) eastern parcel (PIN: 02-17-100-010) totaling approximately 37-acres, is proposed to be rezoned from the R-4 General Multi-Family Residence District to the A-1 Agricultural District and remain an agricultural land use.
- PZC 2025-14 Heather DiVerde**, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, on behalf of the Yorkville School District 115. The real property consists of three (3) parcels totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldamain Road. The petitioner is seeking to rezone the property from the R-1 Single-Family Suburban Residence District to the PI Public Institutional District to accommodate public school facilities.

Unfinished Business

New Business

- PZC 2025-13 Matt Gilbert**, petitioner, on behalf of Yorkville Nexus V LLC, property owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The request seeks to rezone three (3) parcels totaling approximately 130-acres into two (2) separate zoning districts. The two (2) western parcels (PINS: 02-18-200-004, 02-17-100-004) totaling approximately 91-acres are proposed to be rezoned from the R-4 General Multi-Family Residence District to the M-2 General Manufacturing District for a future data center or other specified land uses. While the one (1) eastern parcel (PIN: 02-17-100-010) totaling approximately 37-acres, is proposed to be rezoned from the R-4 General Multi-Family Residence District to the A-1 Agricultural District and remain an agricultural land use.

Action Item

Rezone

2. **PZC 2025-14 Heather DiVerde**, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, on behalf of the Yorkville School District 115. The real property consists of three (3) parcels totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldamain Road. The petitioner is seeking to rezone the property from the R-1 Single-Family Suburban Residence District to the PI Public Institutional District to accommodate public school facilities.

Action Item

Rezone

Additional Business

1. Introduction of new Planner I – Thian Dim

2. City Council Action Updates

- a. **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 Item

Rezone

Adjournment