



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### 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

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#### Public Hearings

1. **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, 2-17-100-004) 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.
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.

#### Unfinished Business

#### New Business

1. **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**

**PLANNING & ZONING COMMISSION**

**City Council Chambers**

**651 Prairie Pointe Drive, Yorkville, IL**

**Wednesday, November 12, 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**

Ryan Forristall-yes, Wally Werderich-yes, Michael Crouch-yes, Marge Linnane-yes, Richard Vinyard-yes

Absent: Danny Williams, Chad Green

**City Staff**

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Senior Planner

David Hansen, Senior Planner

Megan Lamb, City Attorney

Lynn Dubajic Kellogg, City Consultant

Katelyn Gregory, Economic Development Coordinator

**Other Guests**

Chris Vitosh, Vitosh Reporting Service

**Previous Meeting Minutes August 13, 2025**

Motion by Mr. Crouch and second by Mr. Forristall to approve the minutes as presented. Roll call: Werderich-abstain, Crouch-yes, Linnane-yes, Vinyard-yes, Forristall-yes. Carried 4-0 and one abstain.

**Citizen's Comments** None

**Public Hearing**

- 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).

The Hearing opened at 7:01pm on a motion and second by Mr. Werderich and Mr. Crouch, respectively. Roll call: Crouch-yes, Linnane-yes, Vinyard-yes, Forristall-yes, Werderich-yes. Carried 5-0.

*(See Court Reporter's Transcript)*

After all testimony was heard, a motion was made at 7:07pm by Mr. Crouch and seconded by Mr. Forristall, to close the Public Hearing.

Roll call: Werderich-yes, Crouch-yes, Linnane-yes, Vinyard-yes, Forristall-yes. Carried 5-0.

**Unfinished Business** None

**New Business**

**1. PZC 2025-12 United City of Yorkville** (see full description above)

As noted by Chairman Vinyard, this project is part of the Lake Michigan water hookup for long term water storage. Mr. Hansen read the standards to which the Commissioners agreed.

**Action Item**

Rezoning

A motion was made by Ms. Linnane and seconded by Mr. Werderich to approve PZC 2025-12 rezoning request for this parcel of land. Motion was read by Chairman Vinyard as follows: 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.

Roll call: Crouch-yes, Linnane-yes, Vinyard-yes, Forristall-yes, Werderich-yes. Carried 5-0.

**Additional Business**

Chairman Vinyard said there was discussion of the proposed Cardinal data center project at the City Council meeting on Monday night. He said he made a public statement in support of the project and said it was for the welfare of the entire city. He said a project like this would bring in a solid sales tax base. Ms. Noble said the PUD and Annexation agreements were both approved at that meeting and the development and utility/infrastructure have yet to be approved. After that, the developer can close on the property.

Mr. Vinyard also welcomed the newest Commissioner, Wally Werderich, who was a former Alderman from 2007-2011. He replaces Seaver Tarulis.

1. **2026 Meeting Schedule:** The November meeting is moved to a Thursday in honor of Veterans' Day. A motion was made by Chairman Vinyard to approve this schedule and Mr. Crouch seconded. It was approved on a unanimous voice vote.
2. **City Council Action Updates:** See above paragraph for updates.

**Adjournment**

There was no further business and the meeting was adjourned at 7:19pm on a motion by Mr. Werderich 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, November 12, 2025  
7:00 p.m.

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PRESENT:

Mr. Rich Vinyard, Chairman,  
Mr. Ryan Forristall, Commissioner,  
Ms. Marge Linnane, Commissioner,  
Mr. Michael Crouch, Commissioner,  
Mr. Wally Werderich, Commissioner.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Ms. Sara Mendez, Senior Planner;  
Mr. David Hansen, Senior Planner;  
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.

- - - - -

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

5 CHAIRMAN VINYARD: We have one public  
6 hearing scheduled for tonight's PZC meeting.  
7 Anyone who wishes to speak?

8 (No response.)

9 CHAIRMAN VINYARD: No, very good. May I  
10 have a motion to open the public hearing on  
11 petition number PZC 2025-12, United City of  
12 Yorkville, south receiving session?

13 COMMISSIONER WERDERICH: So moved.

14 COMMISSIONER CROUCH: Second.

15 CHAIRMAN VINYARD: May I have a roll  
16 call vote on the motion, please?

17 MS. YOUNG: Yes. Crouch.

18 COMMISSIONER CROUCH: Yes.

19 MS. YOUNG: Linnane.

20 COMMISSIONER LINNANE: Yes.

21 MS. YOUNG: Vinyard.

22 CHAIRMAN VINYARD: Yes.

23 MS. YOUNG: Forristall.

24 COMMISSIONER FORRISTALL: Yes.

1 MS. YOUNG: And Werderich.

2 COMMISSIONER WERDERICH: Yes.

3 CHAIRMAN VINYARD: Okay. PZC 2025-12,  
4 the United City of Yorkville, the petitioner, is  
5 requesting rezoning an approximately 4.03 acre  
6 parcel located directly north of East Schoolhouse  
7 Road, Illinois Route 126, east of Wing Road, and  
8 south of Illinois Route 71, from the B-3 General  
9 Business District to the PI Public Institutional  
10 District for the development of a south receiving  
11 station building, a standpipe water tower and a  
12 DuPage Water Commission metering building as part  
13 of the City's Lake Michigan water project.

14 Staff, please present your memo on  
15 the proposed request.

16 MR. HANSEN: Sure, Mr. Chairman. This,  
17 as you mentioned, the PZC 2025-12 south receiving  
18 station site is on the agenda tonight.

19 It's a four-acre parcel rezoning for  
20 B-3 General Business District to PI Public  
21 Institutional District located off of Illinois  
22 Route 126, east of Wing Road and south of  
23 Illinois Route 71.

24 Just some background on the

1 property. The City recently acquired the parcel  
2 from Restored Church. Prior to the parcel split  
3 the parcel is located in the southwest portion of  
4 this, as you can see on the map on the screen.

5 The bigger parcel was annexed into  
6 Yorkville in 2008, part of the Windmill Farms  
7 PUD.

8 Although the City annexed the parcel  
9 and rezoning of the site under a PUD zoning, a  
10 final plat was never recorded to formalize the  
11 PUD and development never commenced.

12 And in November of 2022 the City  
13 Council approved Restored Church's rezoning  
14 petition which rezoned three parcels of  
15 approximately 33 acres to the B-3 General  
16 Business District.

17 Part of that was an annexation  
18 agreement as well which removed the three parcels  
19 from the Windmill Farms PUD. I mention that  
20 since the subject parcel is no longer part of the  
21 Windmill Farms PUD, it only requires rezoning.

22 So for the rezoning request, the use  
23 for the subject property is considered a public  
24 utilities facilities other, which is a permitted

1 land use in the PI District.

2 The purpose of the PI District is to  
3 recognize the public and institutional facilities  
4 providing necessary services to the community.

5 The City has provided written  
6 responses addressing each of the map amendment  
7 review standards, which will be entered into the  
8 record during the public hearing process. I will  
9 read those later.

10 For the project overview, there is  
11 three different projects tied into this parcel;  
12 it includes two buildings, one for the south  
13 receiving station building, another for the  
14 DuPage Water Commission metering building, and  
15 the last one is for standpipe, which is a water  
16 tower. There is also going to be a few  
17 impervious surfaces for site access and parking.

18 The subject project is accessible  
19 via an access point off of East Schoolhouse Road,  
20 otherwise known as Route 126, which also serves  
21 Yorkville Hill Landscaping.

22 The City has provided also the  
23 proposed heights of each building and structures.  
24 The south receiving station building will be

1 approximately 26 feet tall, the DWC metering  
2 station building will be about 14 feet tall, and  
3 the water tower will be about 138 feet tall to  
4 the top of the tank.

5 Since this is a request for  
6 rezoning, all the bulk and dimension standards,  
7 appearance, landscaping and all other elements  
8 will be verified during the building permit  
9 review process.

10 As you guys might have seen in the  
11 packet, there is a few pages showing renderings  
12 of the site, along with a site plan, and then a  
13 few other exhibits just showing what the water  
14 tower and metering and stand -- the other  
15 building will look like.

16 Also included in the memo is the  
17 property summary information of all the current  
18 zoning of land uses adjacent to the property,  
19 along with the bulk regulations for the PI  
20 District.

21 Also, the subdivision lot split  
22 process, this parcel was actually split in  
23 October of 2025 after it was cleared by the  
24 Kendall County treasurer's office, and also in

1 your packet is a plat of survey provided by the  
2 City's engineering consultant, EEI, which is  
3 proposing the lot split into fewer lots, and this  
4 is considered a public tract of land, so no final  
5 plat of subdivision approval is needed.

6 The zoning administrator, which is  
7 Krysti, can authorize the lot split as part of  
8 the rezoning approval.

9 And, lastly, regarding the  
10 Comprehensive Plan, the 2016 Comprehensive Plan  
11 calls for this area to be estate conservation  
12 residential.

13 Since the PI District is  
14 significantly different compared to large lot,  
15 low density residential envisioned for this area,  
16 a Comprehensive Plan amendment would be required,  
17 which would be the institutional land use  
18 category.

19 Lastly, staff is supportive of this  
20 proposing rezoning, even though it requires an  
21 amendment to the Comp Plan, due to the City's  
22 immediate need for a reliable, long-term water  
23 source, as well as the length of time the land  
24 has remained vacant.

1                   If you have any other questions,  
2 please let me know; otherwise, the final  
3 consideration for this item will be on  
4 December 9th at the City Council.

5                   CHAIRMAN VINYARD: Very good. Thank  
6 you. Is there anyone present or in Zoomland who  
7 would like to speak?

8                   (No response.)

9                   CHAIRMAN VINYARD: Seeing as there is  
10 none, would the City like to have its responses  
11 to the standards recorded in the public record?

12                  MR. HANSEN: Yes.

13                  CHAIRMAN VINYARD: Very good. All  
14 right. Conclusion of the public hearing. Since  
15 all public testimony regarding this petition has  
16 been taken, may I have a motion to close the  
17 taking of testimony in this public hearing?

18                  COMMISSIONER CROUCH: So moved.

19                  COMMISSOINER FORRISTALL: Second.

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

22                  MS. YOUNG: Yes. Werderich.

23                  COMMISSIONER WERDERICH: Aye.

24                  MS. YOUNG: Crouch.

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COMMISSIONER CROUCH: Yes.

MS. YOUNG: Linnane.

COMMISSIONER LINNANE: Yes.

MS. YOUNG: Vinyard.

CHAIRMAN VINYARD: Yes.

MS. YOUNG: And Forristall.

COMMISSOINER FORRISTALL: Yes.

CHAIRMAN VINYARD: All right. The  
public hearing portion of tonight's meeting is  
now closed.

(Which were all the proceedings had  
in the public hearing, concluding  
at 7:07 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 13, 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 25th day of  
5 November, 2025.

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8 /s/ Christine M. Vitosh

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

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## PZC - Public Hearing - November 12, 2025

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# Memorandum

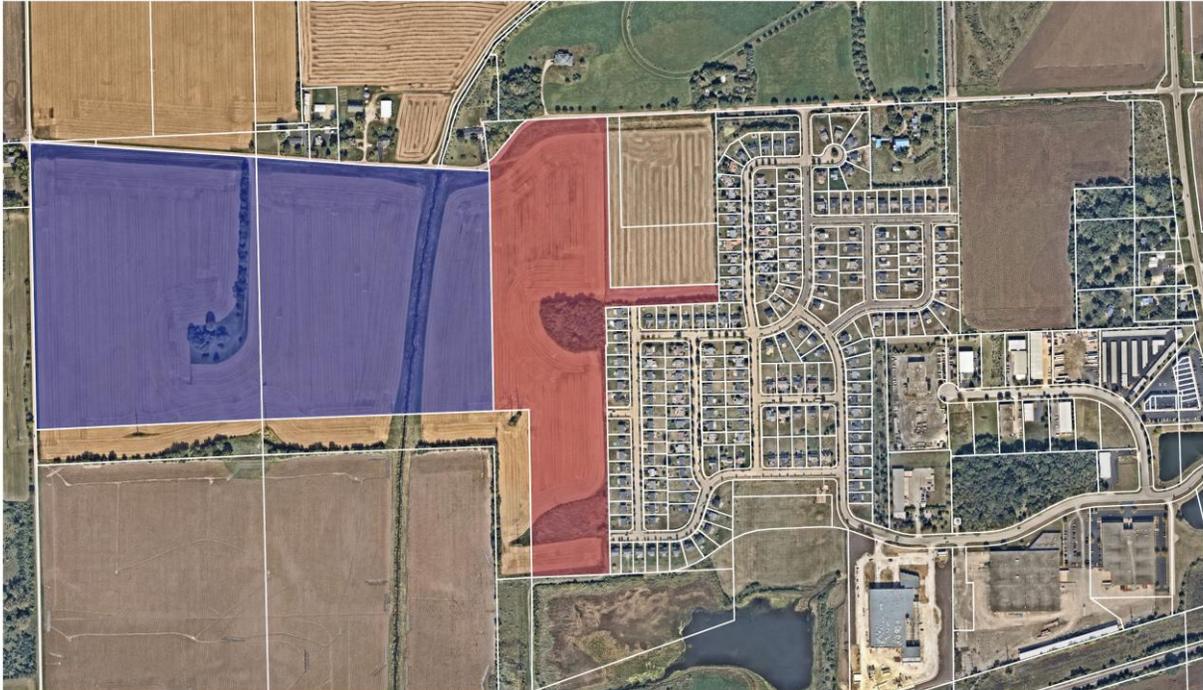


To: Planning and Zoning Committee  
From: Sara Mendez, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
David Hansen, Senior Planner  
Date: January 6, 2026  
Subject: **PZC 2025-13 Meyer**  
Proposed Rezoning Request for Future Data Center

## SUMMARY:

An application for rezoning has been submitted by Matt Gilbert, on behalf of Green Door Capital, to the United City of Yorkville, Kendall County, Illinois. 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 and #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.

The three (3) subject parcels are generally located south of Cornells Road and east of Beecher Road, as depicted in the aerial map below.



## MEYER

United City of Yorkville, Illinois  
Date: December 03, 2025  
Data: Kendall County

Proposed Zoning	
	M-2 General Manufacturing
	A-1 Agricultural District



**PROPERTY BACKGROUND:**

The subject property consists of approximately 130-acres, including parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010. The three (3) subject parcels were annexed into Yorkville and rezoned as M-1 Limited Manufacturing District in 2000, through Ordinances 2000-41 and 2000-42. In 2005, an amendment was made to the ordinances mentioned above as the three (3) subject parcels were rezoned to R-4 PUD General Multi-Family Residence District, as part of the Westbury South Village, through Ordinance 2005-69.

This rezoning was initiated by the property owner due to a lack of interest from industrial users. Additionally, the property owner to the east of the subject parcels had successfully rezoned their land from M-1 Limited Manufacturing District to R-2 PUD Single-Family Traditional Residence District for the future development of the Caledonia subdivision. In response to the growing trend of residential zoning in the area, the property owner determined that R-4 zoning was more appropriate and consistent with surrounding development patterns. A preliminary Planned Unit Development (PUD) plan for Westbury South Village was subsequently approved in 2006 through Ordinance 2006-33 however the development was never constructed.

**REZONING REQUEST:**

The petitioner is requesting rezoning for the two (2) western parcels (PINS #02-18-200-004 and #02-17-100-004) from R-4 General Multi-Family Residence District to M-2 General Manufacturing District to accommodate the future development of a proposed data center or other specified land uses. Additionally, the one (1) eastern parcel (PIN #02-17-100-010) is proposed to be rezoned from R-4 General Multi-Family Residence District to the A-1 Agricultural District. The eastern parcel will remain an agricultural land use, if rezoned to the A-1 district.

Data centers are facilities that house networked computers, storage systems, and computing infrastructure, enabling organizations to collect, process, store, and distribute data. This rezoning aligns with the recent trend of annexation and/or rezoning within the northeast quadrant of Eldamain Road and US Route 34 in the City to the M-2 zoning district for potential data center developments.

According to Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 General Manufacturing District is intended for manufacturing, industrial, and related uses that may produce more significant off-site impacts compared to the M-1 Limited Manufacturing District. This district is designed to ensure compatibility between industrial uses and nearby residential or commercial areas, while minimizing off-site impacts such as noise, traffic, and visual disturbances. According to Section 10-3-7 of the UDO, the A-1 Agricultural District is intended to accommodate areas where the conditions are best suited for agricultural pursuits.

As outlined in Table 10-3-12(B) of the UDO, data centers are permitted land uses within the M-2 District. Additionally, agricultural uses are permitted in the A-1 district. The UDO includes specific rezoning standards that must be reviewed by all recommending bodies. The petitioner has provided responses addressing each of these standards in their application.

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:

<b>Zoning</b>		<b>Land Use</b>
North	A-1 Agricultural District – Special Use	Farmland (Corneils Road Solar Farm)

East	B-2 Mixed-Use Business District	Farmland
	R-2 Single-Family Traditional Residence District	Caledonia
South	Burlington Northern Santa Fe (BNSF) Railroad	Transportation Land Use
	A-1 Agricultural District – Special Use	Farmland (New Leaf Energy Solar Farm)
	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
West	M-2 General Manufacturing District	Cyrus One (Data Center)
	A-1 Agricultural District (Kendall County)	ComEd Substation/Transfer Station – Utility Use
	M-1/M-2 Limited/General Manufacturing	Bright Farms
	M-2 General Manufacturing District	Farmland (Green Door – approved for data center)

**BULK REGULATIONS:**

Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District, A-1 Agricultural District and R-4 General Multi-Family Residence District standards:

	M-2 Zoning Regulations	A-1 Zoning Regulations	R-4 Zoning Regulations
Min. Lot Area	N/A	N/A	15,000 sq. ft./5,000 sq. ft. (min. lot size per DU)
Front Yard Setback	25 feet	100 feet (200 feet along Illinois Route 34,47,71,126)	30 feet
Rear Yard Setback	N/A	N/A	40 feet
Side Yard Setback	Min. 10% of lot width/Max. 20 feet	50 feet	12 feet or 60% of building height
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet	50 feet	20 feet
Max. Lot Coverage	85%	N/A	70%
Max. Building Height	N/A	80 feet building/30 feet dwelling	80 feet building/40 feet dwelling

**ENERGY INDUSTRIAL STANDARDS:**

In June 2025, the City approved an amendment to Section 10-4-10 Energy Industrial Standards in the Unified Development Ordinance, establishing development regulations specific to data centers. This section outlines requirements related to landscape buffering, building separation, maximum height, noise study and noise mitigation, operational testing, nuclear energy, phasing plan, fencing, lighting and photometric, traffic management plan, battery storage, emergency operations plan, building code enhanced standards, and appearance standards.

Any future development plans must comply with all applicable standards set forth in Section 10-4-10 of the Unified Development Ordinance

## **PROPOSED CONDITIONS FOR REZONING:**

Below are proposed conditions for rezoning **staff recommends** related to the proposed future data center development which is consistent with provisions required for recently approved similarly situated data center projects. These recommendations will be considered a condition to the rezoning request:

### **1. REZONING ORDINANCE -**

Given the subject parcel's proximity to the Caledonia subdivision development and its general location along an industrial corridor that includes a recently approved annexation and Planned Unit Development for a data center project (Project Cardinal), previously approved rezonings for future data centers, and the Bright Farms facility, staff recommends that the rezoning ordinance include a condition requiring consideration of restrictions on future manufacturing uses within the M-2 District if a data center campus is not developed on the site.

Should a data center user not develop on the two (2) western parcels, **staff recommends** only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:

1. **Agricultural** – defined as “The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals, or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows.”
2. **Automobile sales and services (enclosed)** – defined as “An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building.”
3. **Bakery (wholesale)** – defined as “a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery.”
4. **Building material sales** – defined as “establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.”
5. **Data Center** – defined as “A facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data. Cryptocurrency centers, which use networked computers, storage systems, and computing infrastructure to manage the flow of digital or virtual currencies, shall be included in the definition.”
6. **Nursery/greenhouse** – defined as “Retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.”
7. **Research laboratories** – defined as “A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.”
8. **Recreational vehicle sales and services** – defined as “An establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building.”
9. **Storage, single-building climate controlled** – defined as “A facility consisting of a single building where individual self-contained units are leased or rented to the general public for

dead storage and where the individual storage units are accessed from the interior of the building.”

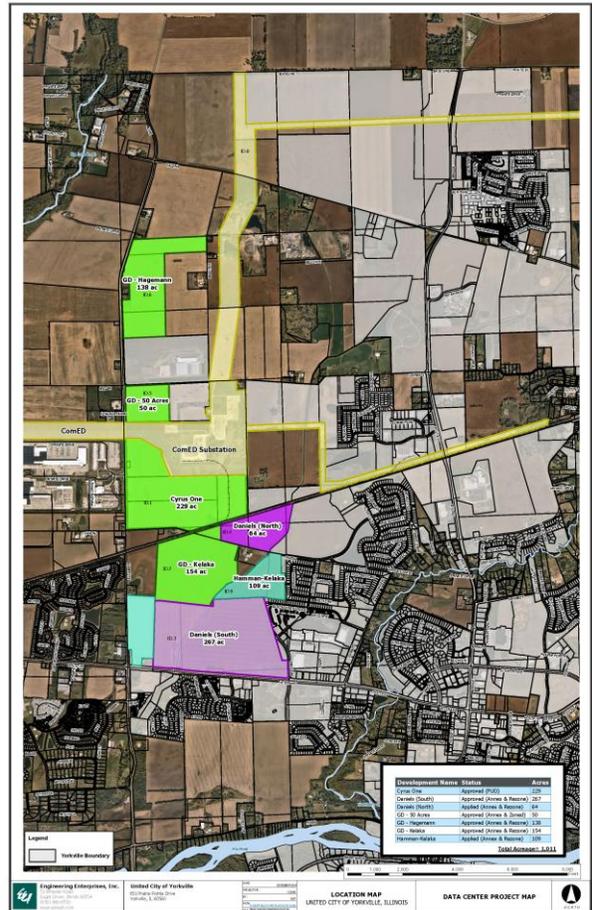
10. **Refrigerated Warehouse (Cold Storage)** – defined as “A facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.”

The above identified limited permitted uses shall be in effect for the term of the agreement, twenty (20) years, if no development occurs.

Considering the subject property proposed for rezoning is located within a predominately industrial corridor, the list of permitted land uses slightly differs from recently approved rezoning entitlements. These include projects like the Hamman-Kelaka property, located south of Faxon Road and west of Iroquois Lane, and the Daniels (south) property, located north of US Route 34, west of Beecher Road, and east of Eldamain Road, as shown in the Data Center Project Map to the right.

The difference in permitted uses is a result of the Hamman-Kelaka and Daniels (south) properties being situated along a commercial corridor, specifically US Route 34. Both the Hamman-Kelaka and Daniels (south) annexation agreements allow additional commercial-oriented uses such as brewery/winery/distillery, microdistillery, microbrewery/microwinery, retail store, general – less than one (1) acre, retail store, general – greater than one (1) acre, medical clinic/office, and a treatment center, which staff does not believe would be appropriate land uses in this location.

As mentioned, the Hamman-Kelaka and Daniels (south) properties were annexed into the City and each have annexation agreements. In contrast, the subject parcels are already within City limits and would have language that limits the list of permitted land uses in the rezoning ordinance.



### **PRELIMINARY SITE PLAN:**

The petitioner has included a preliminary site plan (see following page) should a data center end user choose to locate on the 91-acre western parcels, demonstrating that the potential use could meet the Energy Industrial Standards in Section 10-4-10 of the Unified Development Ordinance. This plan is for illustrative purposes only and has not been reviewed as an in-depth plan submittal. However, we note that the general provisions for a data center development could be met on this site.



(PIN #02-17-100-010) future land use designation will be revised from “Suburban Neighborhoods (SN)” to “Agricultural Zone (AZ)”.

**COMMUNITY MEETING:**

Section 10-8-12-C-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed rezoning conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

Given the subject parcels proximity to the Caledonia subdivision, staff recommended the petitioner reach out to the homeowners’ associations (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing. The petitioner has informed staff they have scheduled a community meeting with representatives of the HOAs and residents on January 7, 2026. At the time of this memo, that meeting has not occurred, therefore the petitioner will provide an update on the outcome of their discussion at the PZC public hearing.

**MAP AMENDMENT REVIEW STANDARDS:**

Per Section 10-8-12 of the Yorkville Unified 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 petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing.

**STAFF COMMENTS:**

Staff is generally supportive of the rezoning requests due to the additional restrictions on permitted land uses as outlined in the draft rezoning ordinance, should the property not develop as a data center and that the eastern parcel (PIN #02-17-100-010), which is closest to the Caledonia subdivision, be rezoned to the A-1 Agricultural District. Given the subject property’s location within the northeast quadrant of Eldamain Road and U.S. Route 34, the rezoning request is consistent with the recent trend of annexation and/or rezoning requests in the area, as illustrated in the Data Center Project Map above.

Additionally, rezoning the eastern parcel to the A-1 Agricultural District would serve to provide a buffer between any potential data center development and the Caledonia subdivision.

The request is tentatively scheduled for a final vote at the February 10, 2026 City Council meeting.

**PROPOSED MOTIONS:**

**REZONING PARCELS #02-18-200-004 and #02-17-100-004**

*In consideration of testimony presented during a Public Hearing on January 14, 2026, and discussion of finding of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-4 General Multi-Family Residence District to the M-2 General Manufacturing District of a proposed future data center, for two (2) parcels totaling approximately 91-acres and generally located south of Corneils Road and east of Beecher Road, subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**REZONING PARCEL #02-17-100-010**

*In consideration of testimony presented during a Public Hearing on January 14, 2026, and discussion of finding of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-4 General Multi-Family Residence District to the A-1 Agricultural District, for one (1) parcel totaling approximately 37-acres and generally located south of Corneils Road and east of Beecher Road, subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Draft Rezoning Ordinance
2. Rezoning Application
3. Legal Description
4. Proposed Site Plan
5. Public Hearing Notice - Rezoning
6. Plan Council memo dated August 19, 2025
7. Objection Letter
8. Objection Email dated 01.07.26

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING THE REZONING OF CERTAIN TERRITORY LOCATED SOUTH OF  
CORNEILS ROAD AND EAST OF BEECHER ROAD**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, Green Door Capital Investments, LLC, an Illinois limited liability limited partnership (“*Applicant*”) owns approximately 130 acres of land located generally south of Corneils Road and east of Beecher Road and comprised of three parcels within the corporate limits of the City, all of which is legally described in Section 2 and as shown on Exhibit A, attached hereto and made a part hereof (the “*Subject Property*”); and

**WHEREAS**, the Subject Property is currently classified in the R-4 General Multi-Family Residence Zoning District; and

**WHEREAS**, the Applicant desires to rezone the two western-most parcels, identified by PINs 02-18-200-004 and 02-17-100-004 and approximately 91 acres in size, (the “*Western Parcels*”) into the M-2 General Manufacturing District; and

**WHEREAS**, the Applicant desires to rezone the eastern-most parcel, identified by PIN 02-17-100-010 and approximately 37 acres in size, (the “*Eastern Parcel*”) into the A-1 Agricultural District; and

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on January 14, 2026, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-12 of the City’s Unified Development Ordinance and made findings of fact and **recommended** approval of the rezoning request to the Mayor and City Council (“Corporate Authorities”); and

**WHEREAS**, the Planning and Zoning Commission recommend rezoning the Western Parcels to M-2 General Manufacturing District, so long as the use of the Subject Property is restricted to M-2 uses that align with other surrounding property uses, and providing that the Subject Property’s designation as a M-2 General Manufacturing District shall sunset if no development occurs within a 20-year period; and

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

*Section 1.* The above recitals are incorporated herein and made a part of this Ordinance.

*Section 2.* That the Planning and Zoning Commission **recommended approval of this rezoning request after making** certain findings of fact, which are attached hereto as Exhibit B.

*Section 3.* That, subject to Sections 4 and 6 of this Ordinance, the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

**THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS**

EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 87 DEGREES, 58 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17, 1353.09 FEET, THENCE SOUTH 7 DEGREES, 53 MINUTES, 22 SECONDS EAST 291.72 FEET TO A POINT ON THE PROLONGATION SOUTHEASTERLY OF THE CENTER LINE OF CORNEILS ROAD, THENCE NORTH 85 DEGREES, 28 MINUTES, 45 SECONDS WEST ALONG SAID PROLONGATION AND SAID CENTER LINE OF CORNEILS ROAD, 2681.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1091.77 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG SAID NORTH LINE 261.32 FEET, THENCE SOUTH 07 DEGREES, 23 MINUTES, 50 SECONDS EAST, 291.32 FEET, THENCE NORTH 37 DEGREES, 05 MINUTES, 47 SECONDS EAST, 370.92 FEET TO THE POINT OF BEGINNING), IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 990.79 FEET OF THE EAST 630.00 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG SAID NORTH AND EAST LINES) OF SAID NORTHWEST 1/4, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

with Property Index Numbers 02-18-200-004 and 02-27-100-004 into the M-2 General Manufacturing Zoning District.

*Section 4:* Rezoning of the Western Parcels is subject to the following conditions:

- (a) Only the following M-2 General Manufacturing District uses shall be permitted on the Western Parcels:  
  
Automobile sales and services (enclosed); Bakery (wholesale); Building material sale; Nursery/greenhouse; Research laboratories; Recreational vehicle sales and services; Storage, single-building climate controlled; Refrigerated Warehouse (Cold Storage); Agricultural; Data center.
- (b) Upon rezoning to M-2, Developer is permitted to continue to use the Subject Property for agricultural purposes.
- (c) No residential buildings may be constructed on the Eastern Parcel within 500' (five hundred feet) of the Western Parcels.

*Section 5:* That the Corporate Authorities hereby approve the rezoning of the Eastern Parcel, legally described as:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF

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AND ALSO EXCEPTING THEREFROM: THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

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with Property Index Number 02-17-100-010 into the A-1 Agricultural Zoning District.

*Section 6:* Should the Western Parcels not be developed within 20 years of the approval of this Ordinance, the zoning designation on the Subject Property shall revert to R-4 General Multi-Family Residence use.

*Section 7:* That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

RUSTY HYETT \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

*Approved* by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

*Attest:*

\_\_\_\_\_  
City Clerk



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



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

# 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

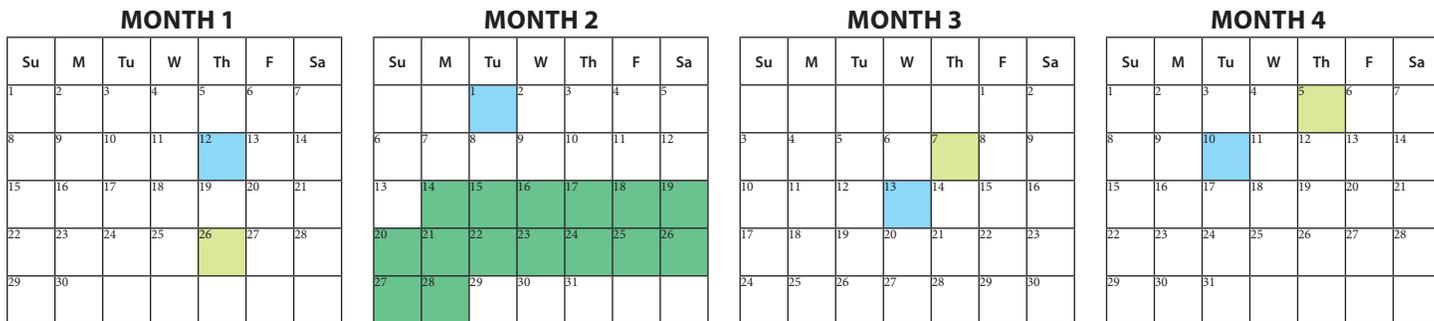
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



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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)



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

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<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: \$
<b>ANNEXATION</b>	<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: \$
<b>REZONING</b>	<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: \$
<b>SPECIAL USE</b>	<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: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<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: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			





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Fax: 630-553-7575  
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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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Yorkville, Illinois, 60560  
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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:

The 2016 Comprehensive Plan designated the Subject Property as future suburban neighborhood which was consistent with the zoning then-approved under a 2005 development agreement. The parcel is located immediately north of the parcels designated in 2016 as Metra Station Transit-Oriented development. Earlier this year, several addendums were made to the Comprehensive plan for other parcels near the ComEd substation including adjusting Agricultural and Residential planned areas to General Industrial as well as approving solar farm land use for three parcels, including a portion of the land designated in 2016 as future transit-oriented development.

The requested map amendment is consistent with those recent addendums which recognize the value of energy industrial uses as well as alternative energy uses in the area surrounding the ComEd substation.

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

Existing zoning classifications/uses within the general area include utility use (ComEd substation and right-of-ways for above-ground transmission), planned and proposed data center use, planned solar farm use, agricultural and residential. Potential Data Center use is considered highly compatible with the site due to location of the ComEd substation to the west of the property and the planned and approved data center and solar farm uses to the north, west and south.

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

The Subject Property had been originally zoned in the year 2000 as M-1 Limited Manufacturing District with additional uses under the B-3 Service Business District use also permitted. The property was subsequently rezoned in 2005 for residential use with planned development as The Westbury South Village that did not materialize, rendering the property vacant since that time. The Subject Property's location adjacent to the Com-Ed substation as well as it's proximity to other data center and solar farm projects make it ideal for data center / industrial use.

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:

The property is currently separated from other M-2 zoned sites only by the ComEd substation. M-2 zoning is also proposed and pending approval for parcels located directly north of the subject property. The parcel to the east is owned by the developer Applicant has amended this application to remove 37.33 acres to the east which will remain zoned R-4 at the recommendation of the Economic Development Committee per their memorandum dated August 28, 2025.

In addition, the property is bordered to north by a planned solar farm, another energy use but under agricultural zoning. The majority of the south side of the site is bordered by land owned by ComEd and used for above-ground transmission lines.



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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:

No variation to the requirements of the district or use standards outlined under Unified Development Ordinance is requested at this time.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The property has remained undeveloped under the existing residential zoning thus diminishing the potential value of the property. Once developed as industrial / data center, property will benefit the community through increased property tax and other revenue, job creation as well as extensions of public utilities and infrastructure. Yorkville will also receive significant ComEd utility tax revenue from the property once developed as a data center.

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 Subject Property was originally zoned in 2000 as M-1 Limited Manufacturing District for all permitted uses along with all additional uses listed in the B-3 Service Business District Zoning Ordinance. The property was rezoned to R-4 in 2005 and has been vacant since that time with an agricultural land use.





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# 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: <b>Matt Gilbert</b>	COMPANY: <b>Green Door Capital</b>
MAILING ADDRESS: <b>155 North Wacker Drive, Ste. 4250</b>	
CITY, STATE, ZIP: <b>Chicago, IL 60606</b>	TELEPHONE: <b>312-622-8300</b>
EMAIL: <b>matt@greendoorcapital.com</b>	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.

**Matt Gilbert**

**Manager**

PRINT NAME

TITLE

*Matt Gilbert*

*11/20/2025*

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**

<b>ENGINEERING DEPOSITS:</b>		<b>LEGAL DEPOSITS:</b>	
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

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>
SITE ADDRESS:		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
<b>APPLICANT INFORMATION</b>		
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:	
<b>SIGN INFORMATION</b>		
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# _____

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 87 DEGREES, 58 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17, 1353.09 FEET, THENCE SOUTH 7 DEGREES, 53 MINUTES, 22 SECONDS EAST 291.72 FEET TO A POINT ON THE PROLONGATION SOUTHEASTERLY OF THE CENTER LINE OF CORNEILS ROAD, THENCE NORTH 85 DEGREES, 28 MINUTES, 45 SECONDS WEST ALONG SAID PROLONGATION AND SAID CENTER LINE OF CORNEILS ROAD, 2681.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1091.77 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG SAID NORTH LINE 261.32 FEET, THENCE SOUTH 07 DEGREES, 23 MINUTES, 50 SECONDS EAST, 291.32 FEET, THENCE NORTH 37 DEGREES, 05 MINUTES, 47 SECONDS EAST, 370.92 FEET TO THE POINT OF BEGINNING), IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING THEREFROM

THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM

THE NORTH 990.79 FEET OF THE EAST 630.00 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG SAID NORTH AND EAST LINES) OF SAID NORTHWEST 1/4, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM:

THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

# 02-17B 2022

Bristol Township

E ½ of NW ¼  
Section 17

T 37 N  
R 7 E

Kendall County,  
Illinois



0 100 200

Feet  
1 inch = 200 feet

### Map Locator

#### Township

Range East  
6 7 8

Township North	37	1	2	3
	36	4	5	6
	35	7	8	9

#### Section

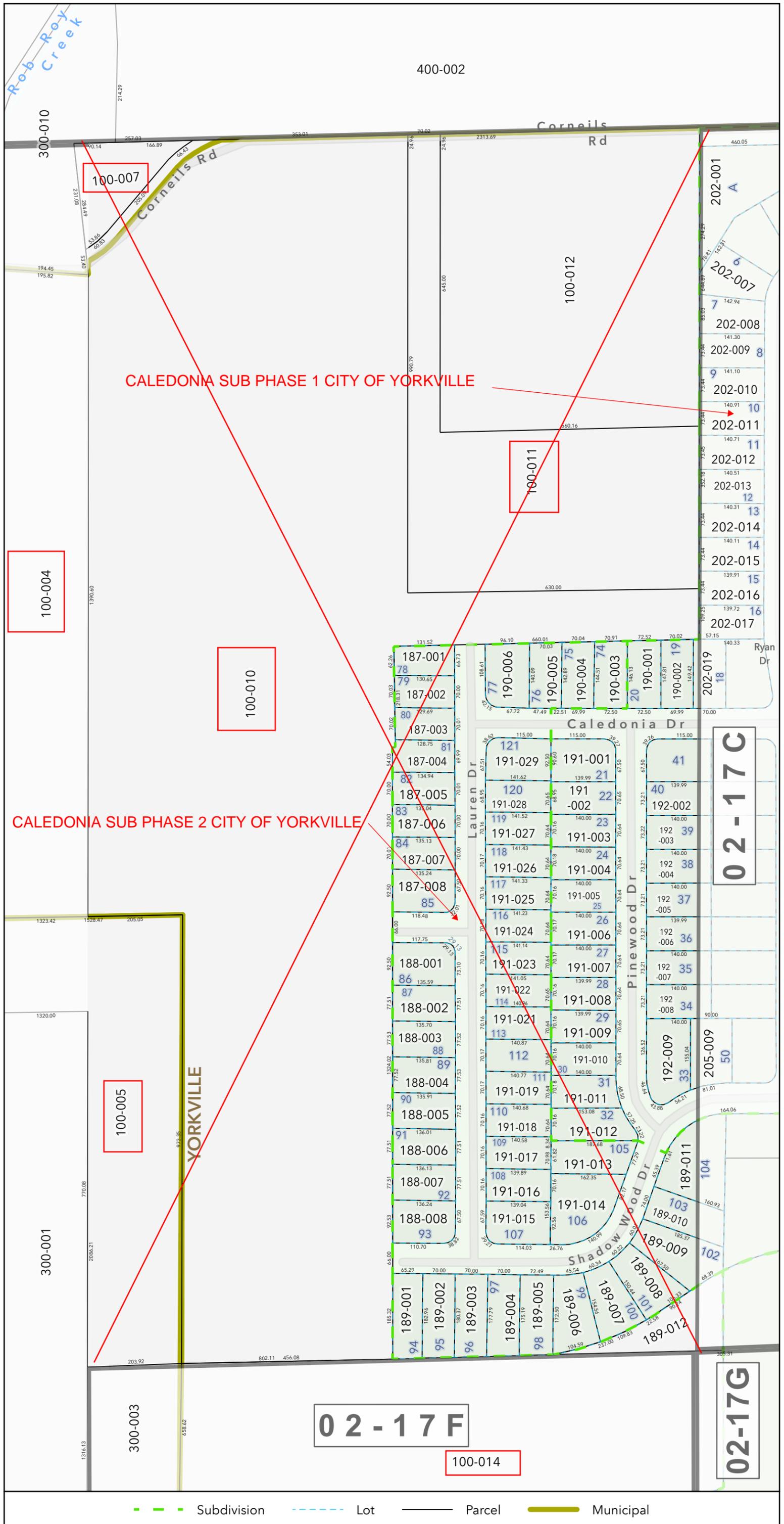
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7	8	9	10	11	12
18	17	16	15	14	13
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31	32	33	34	35	36

#### Page

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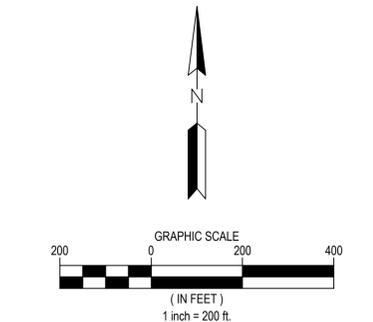
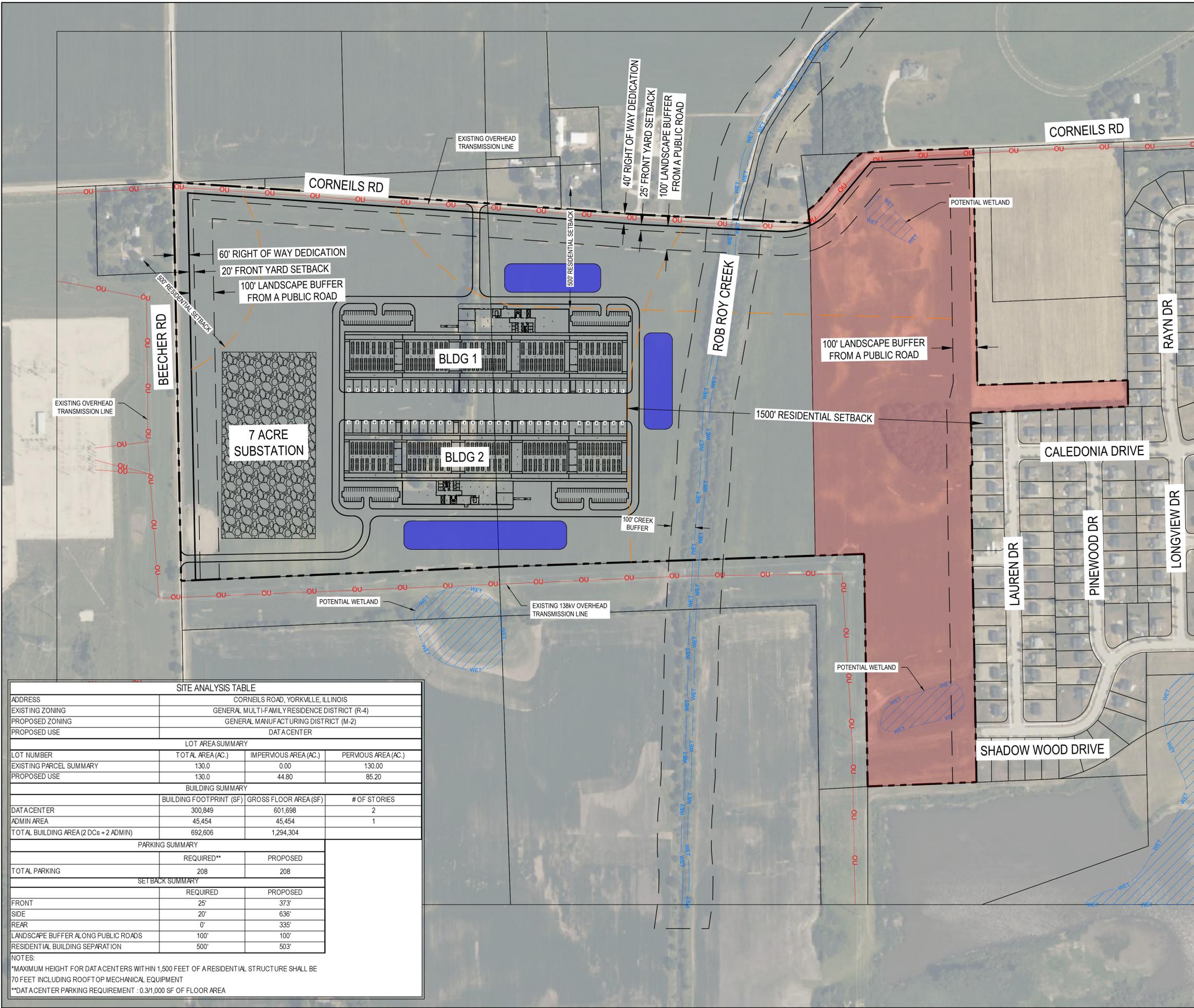


This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Kendall County or its employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.



--- Subdivision    - - - Lot    — Parcel    — Municipal





- LEGEND**
- PROPOSED SITE BOUNDARY
  - EXISTING SITE BOUNDARY
  - EXISTING EASEMENT
  - SETBACK LINE
  - 901 EXISTING MINOR CONTOUR
  - 900 EXISTING MAJOR CONTOUR
  - OU EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE
  - WET POTENTIAL WETLAND/STREAM
  - STORMWATER BASIN
  - 500' RESIDENTIAL SETBACK
  - PARCEL TO REMAIN ZONE R-4

- NOTES**
1. TOTAL PROJECT BOUNDARY AREA: ±130 ACRES
  - 1.1. 92.37 ACRES TO BE RE-ZONED

SITE ANALYSIS TABLE			
ADDRESS	CORNELLS ROAD, YORKVILLE, ILLINOIS		
EXISTING ZONING	GENERAL MULTI-FAMILY RESIDENCE DISTRICT (R-4)		
PROPOSED ZONING	GENERAL MANUFACTURING DISTRICT (M-2)		
PROPOSED USE	DATA CENTER		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	130.0	0.00	130.00
PROPOSED USE	130.0	44.80	85.20
BUILDING SUMMARY			
	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
DATA CENTER	300,849	601,698	2
ADMIN AREA	45,454	45,454	1
TOTAL BUILDING AREA (2 DCs + 2 ADMIN)	692,606	1,294,304	
PARKING SUMMARY			
	REQUIRED**	PROPOSED	
TOTAL PARKING	208	208	
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	25'	373'	
SIDE	20'	636'	
REAR	0'	335'	
LANDSCAPE BUFFER ALONG PUBLIC ROADS	100'	100'	
RESIDENTIAL BUILDING SEPARATION	500'	503'	
NOTES:			
*MAXIMUM HEIGHT FOR DATA CENTERS WITHIN 1,500 FEET OF A RESIDENTIAL STRUCTURE SHALL BE 70 FEET INCLUDING ROOFTOP MECHANICAL EQUIPMENT			
**DATA CENTER PARKING REQUIREMENT : 0.31/1,000 SF OF FLOOR AREA			

733 MARQUETTE AVE  
SUITE 1000  
MINNEAPOLIS, MN 55402  
WWW.STANTEC.COM

**YORKVILLE NEXUS V**  
**PRELIMINARY SITE LAYOUT**

CORNELLS ROAD  
YORKVILLE, IL

PROJECT TITLE	YORKVILLE NEXUS V PRELIMINARY SITE LAYOUT		
ISSUE NO.:			
DESCRIPTION:			
DATE:			
CERTIFICATION:	<b>NOT FOR CONSTRUCTION</b>		
PROJECT NO.:	190300501		
DWN BY:	CHKD BY:	APPD BY:	
HKK	JRA	JTW	
ISSUE DATE:	11/24/2025		
ISSUE NO.:	1		
SHEET TITLE:	SITE CONCEPT 1		
SHEET NO.:	<b>CO.1</b>		

Sold To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

Bill To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

## Certificate of Publication:

Order Number: 7909087  
Purchase Order: Meyer Data Center PZC

State of Illinois - Kendall

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 12/19/2025, and the last publication of the notice was made in the newspaper dated and published on 12/19/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Dec 19, 2025.**

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The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of December, 2025, by

**Chicago Tribune Media Group**



---

Jeremy Gates

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2025-13**

**NOTICE IS HEREBY GIVEN THAT** 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.

The three (3) subject parcels are generally located south of Corneils Road and East of Beecher Road.

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

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 87 DEGREES, 58 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17, 1353.09 FEET, THENCE SOUTH 7 DEGREES, 53 MINUTES, 22 SECONDS EAST 291.72 FEET TO A POINT ON THE PROLONGATION SOUTHEASTERLY OF THE CENTER LINE OF CORNEILS ROAD, THENCE NORTH 85 DEGREES, 28 MINUTES, 45 SECONDS WEST ALONG SAID PROLONGATION AND SAID CENTER LINE OF CORNEILS ROAD, 2681.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

# CHICAGO TRIBUNE

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(EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1091.77 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG SAID NORTH LINE 261.32 FEET, THENCE SOUTH 07 DEGREES, 23 MINUTES, 50 SECONDS EAST, 291.32 FEET, THENCE NORTH 37 DEGREES, 05 MINUTES, 47 SECONDS EAST, 370 92 FEET TO THE POINT OF BEGINNING), IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 990.79 FEET OF THE EAST 630.00 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG SAID NORTH AND EAST LINES) OF SAID NORTHWEST 1/4, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

**PINS: 02-18-200-004, 02-17-100-004, and 02-17-100-010**

A copy of the application 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, **January 14, 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

**CHICAGO TRIBUNE**

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# Memorandum

To: Plan Council  
 From: Sara Mendez, Senior Planner  
 Date: August 19, 2025  
 Subject: **PZC 2025-13 Meyer**  
 Proposed Rezoning Request for Future Data Center

I have reviewed the rezoning application for the subject parcels submitted by Matt Gilbert, petitioner, on behalf of Green Door Capital. The real property consists of three (3) parcels totaling approximately 130-acres and is generally located south of Corneils Road and East of Beecher Road. The petitioner is requesting rezoning of parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010 from R-4 General Multi-Family Residence District to M-2 General Manufacturing District for a proposed future data center land use.

Based upon my review of the application documents and plans, I have compiled the following comments:

**GENERAL ZONING/LAND USE COMMENTS:**

The three (3) subject parcels, totaling approximately 130 acres, were annexed into Yorkville, and rezoned as M-1 Limited Manufacturing District in 2000, through Ordinances 2000-41 and Ordinance 2000-42. In 2005, an amendment was made to the ordinances mentioned above as the three subject parcels were rezoned to R-4 PUD General Multi-Family Residence District, as part of the Westbury South Village, through Ordinance 2005-69.

This rezoning was initiated by the property owner due to a lack of interest from industrial users. Additionally, the property owner to the east of the subject parcels had successfully rezoned their land from M-1 Limited Manufacturing District to R-2 PUD Single-Family Traditional Residence District as the Caledonia Subdivision. In response to the growing trend of residential zoning in the area, the property owner determined that R-4 zoning was more appropriate and consistent with surrounding development patterns. A preliminary Planned Unit Development (PUD) plan for Westbury South Village was subsequently approved in 2006 through Ordinance 2006-33, however the development was never constructed.

The land is currently farmed and is part of the Rob Roy Drainage District.

1. **ZONING** – The following are the current immediate surrounding zoning and land uses of parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010 which are proposed to be rezoned:

	Zoning	Land Use
North	A-1 Agricultural District – Special Use	Farmland (Corneils Road Solar Farm)
East	B-2 General Business District R-2 Single-Family Traditional Residence District	Farmland Caledonia
South	Burlington Northern Santa Fe (BNSF) Railroad A-1 Agricultural District – Special Use	Transportation Land Use Farmland (New Leaf Energy Solar Farm)

	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
	M-2 General Manufacturing District	Cyrus One (Data Center)
West	A-1 Agricultural District (Kendall County)	ComEd Substation/Transfer Station – Utility Use
	M-1/M-2 Limited/General Manufacturing	Bright Farms
	M-2 General Manufacturing District	Farmland (Green Door – approved for data center)

- a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**
2. **PERMITTED USES** – Per Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 General Manufacturing District zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 Limited Manufacturing District. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.
  - a. Further, per Table 10-3-12 (B) Permitted and Special Uses of the Unified Development Ordinance, under “Energy Industrial Uses” data centers are permitted land uses.
3. **ENERGY INDUSTRIAL STANDARDS** – In June 2025, the City approved an amendment to Section 10-4-10 Energy Industrial Standards in the Unified Development Ordinance, establishing development regulations specific to data centers. This section outlines requirements related to landscape buffering, building separation, maximum height, noise study and noise mitigation, operational testing, nuclear energy, phasing plan, fencing, lighting and photometric, traffic management plan, battery storage, emergency operations plan, building code enhanced standards, and appearance standards.
  - a. Any future development plans must comply with all standards set forth in Section 10-4-10 of the Unified Development Ordinance.
4. **M-2 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

M-2 Zoning Regulations	
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

5. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates these parcels as “Suburban Neighborhood (SN)” which is designated primarily for single-family detached residential homes. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”
  - a. **Due to the recent trend in rezoning and development in the area, the Cyrus One future data center campus to the north, Project Steel and Project Cardinal requested annexation, rezoning, and PUD to the north/west, the Kelaka properties approved annexation and/or rezoning to M-2 to the south/west, and the DMYF, LLLP project approved for rezoning to the south of the subject parcels, staff, in part, supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.**
  - b. **Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property’s future land use designation will be revised from “Suburban Neighborhoods (SN)” to “General Industrial (GI)”.**

**LAND PLANNING COMMENTS:**

6. **SITE PLAN REVIEW** – **Staff further recommends that any proposed development plan, regardless if it’s an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels’ adjacency to a future planned phase of a residential development.**
7. **COMMUNITY MEETING** – Per Section 10-8-12-C-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed rezoning conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
  - a. **Due to the petitioner’s request to rezone all three of the subject parcels and the proximity of the subject parcels to the residential land use to the east, Caledonia subdivision, staff recommends the petitioner reach out to the homeowners’ association (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing.**

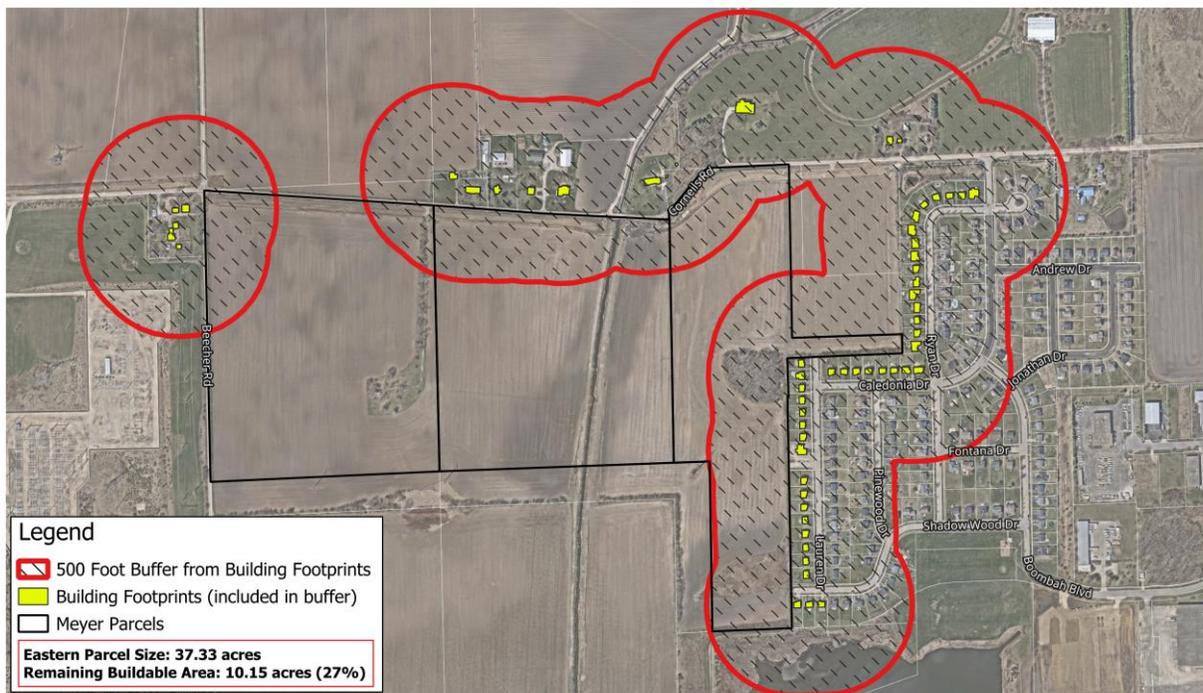
**STAFF COMMENTS – ZONING APPROACH:**

**Staff recommends that the petitioner rezone only the two (2) western parcels (PINs #02-18-200-004 and #02-17-100-004) to the M-2 General Manufacturing District for a future data center, while retaining the current zoning of R-4 General Multi-Family Residence District for the eastern parcel (PIN #02-17-100-010).** This recommendation is based on the proximity of the subject parcels to the residential properties of the Caledonia Subdivision.

By preserving the R-4 zoning on the eastern parcel, a substantial visual and spatial buffer would be maintained between the proposed manufacturing use and the adjacent residential area. The eastern parcel could serve as the location for the required 100-foot landscape buffer and help achieve the minimum 500-

foot building separation between any data center building or structure (primary or accessory) and the nearest residential structure.

Furthermore, as shown on the map below, which identifies the three (3) subject parcels and the newly adopted 500-foot data center building separation requirement from residential structures (outlined in red), the eastern parcel (PIN #02-17-100-010) is the most impacted by this standard. Of its approximately 37.33 acres, the separation requirement would reduce the buildable area to only about 10.15 acres (~27% of the site). In addition to the parcel's role in providing the required building separation and a buffer between the future data center use and the Caledonia Subdivision, this significant reduction in developable land further supports staff's recommendation to retain the parcel's current R-4 General Multi-Family Residence District zoning.



## MEYER PROPERTY - 500 FOOT BUILDING SEPARATION

United City of Yorkville, Illinois  
Date: August 12, 2025  
Data: Kendall County



Staff has communicated this recommendation to the petitioner. However, the petitioner has indicated they intend to proceed with the rezoning of all three (3) subject parcels.

Lastly, staff recommends that, if the petitioner has a developer interested in the subject parcels, the rezoning, preliminary Planned Unit Development, and Planned Unit Development applications be processed simultaneously.



# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

August 14, 2025

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, IL 60560

**Re: Meyer Data Center  
United City of Yorkville**

Dear Krysti:

We have reviewed the application for rezoning for the above-referenced project dated July 11, 2025.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance will be required.
2. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
3. Rob Roy Creek traverses the property and there is a floodplain and floodway that need to be taken into account during the ultimate land planning process. The best available data can be provided to the developer upon request.
4. The City will require Corneils Road to be reconstructed across the frontage of the development. This will also include the realignment of the roadway to soften the curves towards the eastern portion of the development. We can provide preliminary information on this to the developer upon request.
5. The City will require a minimum right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.
6. The City will require Beecher Road to be reconstructed across the frontage of the development.
7. The City will require a minimum right-of-way dedication of 60 feet along the west property line of the development adjacent to Beecher Road.

8. The City is investigating the benefits of constructing roundabouts at the intersections of Corneils and Beecher and Corneils and the realigned East Beecher that would be part of the Project Steel Development. Appropriate right-of-way dedications will be required for this development.
9. Improvements to Corneils Road may be required outside of the property limits to be able to handle the anticipated construction traffic.
10. The connections to the sanitary sewer will generally come from the existing interceptor sewers located along the property's northern edge and at the southeast corner.
11. The connections to the water system will come from the existing water main that runs along Corneils Road. Secondary connections to the Calendonia subdivision will also be required. In addition, depending on the ultimate development additional water system infrastructure may be required. A needs assessment study will confirm the infrastructure needed.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
Ms. Sara Mendez, City Planner (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Matt Gilbert, Green Door Capital (via email)  
Ms. Shannon Westberg, Green Door Capital (via email)  
TNP, PGW2, EEI (Via e-mail)

**Michael Mayton, Rose Allgood**



To Whom This May Concern –

In regards to the proposed data center that is supposed to back up to Caledonia subdivision we are STRONGLY opposed to this. We purchased this home January 2025 I cannot imagine what this is going to do to the property values of the homes in the subdivision, let alone the electricity issues and water issues that will come along with the data center.

What I love about our home is the open space we have looking out the back of our home, the beautiful sunsets, watching the corn grow and the wild animals. These are some of the reasons we bought where we did. I know this is more about money than anything else but you can't put a price on those God given things.

There is plenty of wide open spaces where families and homes won't be affected please seek those out and leave communities with families and homes to be what they were meant to be. If we wanted to live around data centers that where we would have purchased a home.

Thank you for your time

Michael Mayton

Handwritten signature of Michael E. Mayton in black ink.

Rose Allgood

Handwritten signature of Rose Allgood in black ink.

**From:** [Andrew D. Youngberg](#)  
**To:** [Dan Transier](#); [Matt Marek](#); [Ward3 Funkhouser](#); [John Purcell](#); [Contact-Rusty Corneils](#); [Ken Koch](#); [Contact-Craig Soling](#); [Contact-Joe Plocher](#); [Rusty Hyett](#); [Krysti Barksdale-Noble](#); [David Hansen](#); [Sara Mendez](#); [Thian Dim](#)  
**Subject:** Opposition to Meyer Rezone (Case Number: 2025-13) - Protect Our Neighborhoods  
**Date:** Wednesday, January 7, 2026 8:47:40 PM

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To the Mayor, Community Development Team, and City Council of Yorkville, Illinois,

I am writing to formally oppose the proposed **Meyer Rezone (Case Number: 2025-13)**, specifically the request to rezone approximately 91 acres south of Corneils Road and east of Beecher Road from R-4 General Multi-Family Residence District to M-2 General Manufacturing District.

Allowing a massive data center development this close to established residential neighborhoods, including the Caledonia community, presents significant risks to our health, property values, and financial future. I urge you to consider the following evidence regarding the negative impacts of such developments.

## **Negative Impacts on Residential Health and Quality of Life**

Data centers are industrial powerhouses that do not belong near homes. Studies have outlined the detrimental effects these facilities have on residential communities:

- **Noise Pollution:** Data centers require massive cooling systems that run 24/7, creating a constant, low-frequency hum that can travel long distances. A recent study titled "*Global data center expansion and human health*" published in the *National Institutes of Health (NIH)* database notes that internal noise levels can reach 96 dBA. This persistent industrial noise is known to disturb sleep and increase stress for nearby residents.
  - *Reference:* [Global data center expansion and human health \(NIH/PubMed\)](#)
- **Air Pollution from Backup Generators:** To ensure 100% uptime, data centers rely on banks of diesel generators. According to reports from *Inside Climate News* and the *Lincoln Institute of Land Policy*, these generators release nitrogen oxides (NOx), particulate matter, and carbon monoxide—pollutants linked to respiratory and cardiovascular diseases. Permitting a facility that concentrates these emissions near our homes is a direct threat to public health.
  - *Reference:* [Data Centers' Use of Diesel Generators is Problematic \(Inside Climate News\)](#)
  - *Reference:* [Climate Change and Land Use \(Lincoln Institute of Land Policy\)](#)

## **Threat to Residential Property Values**

While data centers may increase the commercial value of the land they occupy, they often have a negative impact on the desirability and value of adjacent *residential* properties.

- **Industrialization of Neighborhoods:** Homebuyers value peace and quiet. The

introduction of 24/7 industrial noise, light pollution, and visible cooling infrastructure can make nearby homes significantly harder to sell.

- **Market Stagnation:** An article by [Realtor.com](#) regarding the "hidden side effects" of the AI and data center boom highlights that residents near these facilities often face "sleepless nights filled with industrial hums" which can chip away at peace of mind and property value. The report notes that for homeowners, having a tech giant neighbor is often "less a blessing than a burden."
  - *Reference:* [AI's Hidden Side Effects on Housing: Noise and Utilities \(Realtor.com\)](#)

## **Economic Concerns: Failing Our Schools and Community**

Proponents often tout tax revenue as a benefit, but the reality for Yorkville is far more complicated.

- **Utility Taxes vs. Property Taxes:** Revenue collected from data centers often comes heavily from utility taxes on electricity usage rather than traditional property taxes. Unlike property taxes, which are the primary funding source for Yorkville CUSD 115, utility taxes typically go into the City's general fund.
- **No Guarantee for Schools:** As confirmed during the meeting between Green Door Investments and the two HOAs representing the Caledonia neighborhood, there is **no guarantee** that revenue from this development will be allocated to our schools or used to lower our property tax burden. We risk burdening our community with industrial infrastructure while our schools see little to no financial benefit.

## **The "Bait and Switch" Risk**

The current plans presented by Green Door Investments are entirely hypothetical. Without a confirmed end-user committed to a specific site plan, rezoning this land to M-2 is a dangerous gamble. Once the zoning is changed to manufacturing, the developers—or a future buyer—could alter the plans significantly. This "bait and switch" potential means the final project could be far more intrusive and damaging than what is currently being shown to the public.

Approving this rezone places the financial interests of developers above the health, wealth, and well-being of Yorkville residents. I strongly urge the City Council and Mayor to **vote NO on the Meyer Rezone.**

Sincerely,

*Andrew D. Youngberg*  
503.871.7817 | [youngberg.andrew@gmail.com](mailto:youngberg.andrew@gmail.com)  
[www.linkedin.com/in/youngbergandrew/](http://www.linkedin.com/in/youngbergandrew/)

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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

## ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen & Houpt

MAILING ADDRESS: 161 N Clark St, Ste. 2700

CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291

EMAIL: kkearney@pedersenhaupt.com FAX:

## ENGINEER INFORMATION

NAME: Ted Feenstra COMPANY: V3 Companies

MAILING ADDRESS: 7325 Janes Ave

CITY, STATE, ZIP: Woodridge, IL 60517 TELEPHONE: 630.936.0328

EMAIL: tfeenstra@v3co.com FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Christopher Bartosz COMPANY: V3 Companies

MAILING ADDRESS: 7325 Janes Ave

CITY, STATE, ZIP: Woodridge, IL 60517 TELEPHONE: 630.688.6170

EMAIL: cdbartosz@v3co.com 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".



United City of Yorkville  
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Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# 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:

The 2016 Comprehensive Plan designated the Subject Property as future suburban neighborhood which was consistent with the zoning then-approved under a 2005 development agreement. The parcel is located immediately north of the parcels designated in 2016 as Metra Station Transit-Oriented development. Earlier this year, several addendums were made to the Comprehensive plan for other parcels near the ComEd substation including adjusting Agricultural and Residential planned areas to General Industrial as well as approving solar farm land use for three parcels, including a portion of the land designated in 2016 as future transit-oriented development.

The requested rezoning is consistent with the existing use of the property as farmland and is being submitted in conjunction with the requested rezoning of the two parcels to the west as M-2 to serve as a buffer between the adjacent residential neighborhood and future development.

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

The rezoning matches the current use of the property (farmland) and will provide additional distance between the residential subdivision to the east and planned vertical development.

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

The proposed agricultural use will provide a natural buffer for nearby redevelopment and is currently being used as farmland.

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:

The property will be located between residential and M-2 zoned parcels, pending the approval of the corresponding request on the parcels to the west. However, the parcel is intended to serve as a buffer for vertical development on those sites.



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Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# 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:

No variation to the requirements of the district standards or the use standards outlined under Unified Development Ordinance is requested at this time.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed agricultural should be considered a benefit to the housing subdivisions to the east of the property as it will maintain the property's current use and provide distance from nearby development.

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 Subject Property was originally zoned in 2000 as M-1 Limited Manufacturing District for all permitted uses along with all additional uses listed in the B-3 Service Business District Zoning Ordinance. The property was rezoned to R-4 in 2005 and has been vacant since that time with an agricultural land use.



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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.

*Matt B Gull*

PETITIONER SIGNATURE

*1/7/2026*

DATE

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

*Matt B Gull*

OWNER SIGNATURE

*1/7/2026*

DATE

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

*Fletcher Frederic Vogel  
Notary Public  
Cook County, Illinois  
01/07/2026*



*FV*



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:
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**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: Matt Gilbert	COMPANY: Green Door Capital
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MAILING ADDRESS: 155 North Wacker Drive, Suite 4250

CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-622-8300
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EMAIL: matt@greendoorcapital.com	FAX:
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**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.

<i>Matthew B. Gilbert</i>	<i>Manager</i>
PRINT NAME	TITLE
<i>Matthew B. Gilbert</i>	<i>1/7/2026</i>
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	



# Memorandum

To: Planning and Zoning Commission  
From: Sara Mendez, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
David Hansen, Senior Planner  
Date: January 5, 2026  
Subject: **PZC 2025-14 YSD 115**  
Proposed Annexation & Rezoning Request for school facilities

## SUMMARY:

An application for annexation and rezoning has been submitted by Heather DiVerde, on behalf of the Yorkville School District 115, to the United City of Yorkville, Kendall County, Illinois. The request is seeking approval to annex three (3) parcels #02-30-400-006, #02-31-226-002, and #02-29-300-002 totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldmain Road. Additionally, the petitioner is seeking approval for rezoning the three (3) subject parcels from the R-1 Single-Family Suburban Residence District to PI Public Institutional District accommodate public school facilities.



## **YSD 115**

United City of Yorkville, Illinois  
Date: September 23, 2025  
Data: Kendall County



**PROPERTY BACKGROUND:**

The subject property is currently unincorporated and zoned A-1 Agricultural in Kendall County. It comprises three (3) parcels totaling approximately 155-acres.

Parcel #02-29-300-002 is adjacent to the Yorkville School District (YSD) 115 high school and includes a portion of the school building, as well as the baseball field and pickleball courts. Parcels #02-30-400-006 and #02-31-226-002 are nonadjacent to parcel #02-29-300-002 but located directly west of the high school and is utilized as farmland.

**PURPOSE OF ANNEXATION AND REZONING REQUEST:**

Due to Yorkville’s growing population, the proposed annexation and rezoning of the three (3) parcels addresses a critical community need of providing adequate space for public school facilities. According to the School District’s rezoning application, the student population has increased by 4,744 students since 2002. The last school buildings were constructed in 2009, when enrollment was approximately 5,100 students. As of 2025, the student population has reached approximately 7,151. In response to this significant growth over the past two decades, the district has emphasized the need to expand capacity at all grade levels to ensure adequate accommodations for Yorkville’s continuing development.

**ANNEXATION REQUEST:**

As mentioned, the applicant seeks annexation of three (3) unincorporated parcels, #02-30-400-006, #02-31-226-002, and #02-29-300-002 totaling approximately 155-acres to accommodate public school facilities. Contiguity of subject parcels #02-30-400-006 and #02-31-226-002 and Yorkville’s current corporate boundary is established immediately north of John Street (Rush Copley). Contiguity of subject parcel #02-29-300-002 and Yorkville’s current corporate boundary is established immediately west of Game Farm Road (Yorkville School District 115 High School).

Annexation is contingent upon City Council approval of a requested rezoning to the PI Public Institutional District.

A draft annexation agreement has been provided for review and comment. Staff has the Plat of Annexation for parcels #02-30-400-006, #02-31-226-002, and #02-29-300-002. A public hearing for the proposed annexation was held on **January 13, 2026** before the City Council.

**REZONING REQUEST:**

Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the PI Public Institutional District for the three (3) subject parcels.

Table 10-3-12(B) Institutional, Public, and Utility of Yorkville’s Unified Development Ordinance identifies schools, public or private, as a permitted use in the PI Public Institutional District. Section 10-8-12 of the Unified Development Ordinance also states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

Due to the subject parcels not being adjacent to each other, the following are the current immediate surrounding zoning and land uses of parcels #02-30-400-006 and #02-31-226-002 which are proposed to be rezoned:

Zoning		Land Use
North	PI Public Institutional District B-3 General Business District (PUD) R-3 Multi-Family Attached Residence District	Kendall County Government Center Rush Copley Fox Hill
East	Unincorporated Kendall County R-2 Single-Family Traditional Residence District R-4 General Multi-Family Residence District PI Public Institutional District R-1 Single-Family Suburban Residence District	Farmland Blackberry Woods Blackberry Woods Yorkville School District (YSD) 115 High School Cemetery
South	Unincorporated Kendall County R-1 Single-Family Suburban Residence District	Farmland Residential
West	Unincorporated Kendall County	Farmland

While below are the current immediate surrounding zoning and land uses of parcel #02-29-300-002 which is proposed to be rezoned:

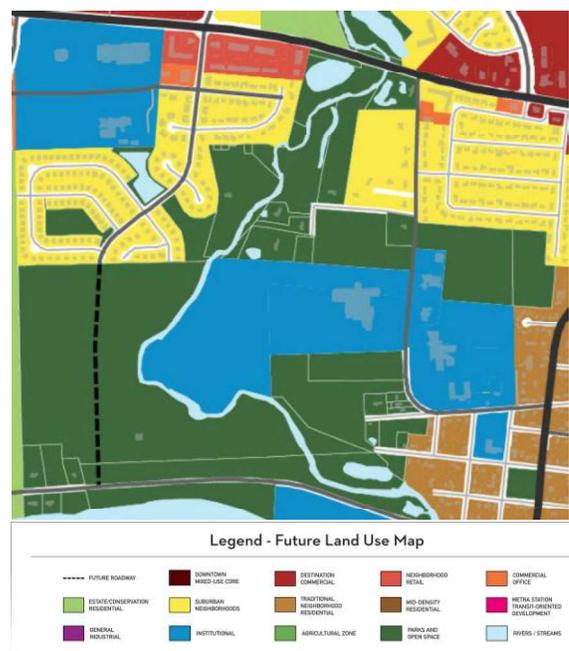
Zoning		Land Use
North	Unincorporated Kendall County R-2 Single-Family Traditional Residence District R-4 General Multi-Family Residence District	Farmland Blackberry Woods Blackberry Woods
East	PI Public Institutional District R-1 Single-Family Suburban Residence District	Yorkville School District (YSD) 115 High School Cemetery
South	Unincorporated Kendall County	Farmland
West	Unincorporated Kendall County	Farmland

## COMPREHENSIVE PLAN

The 2016 Comprehensive Plan Update designates parcels #02-30-400-006 and #02-31-226-002 as “Parks and Open Space” and parcel #02-29-300-002 “Institutional”.

The “Parks and Open Space” designation is meant to preserve recreational areas and open space for either public or private use. **If the annexation and rezoning are approved, staff would seek to amend the Comprehensive Plan to reclassify the 110-acre parcel as Institutional (I) which is consistent with the proposed land use.**

The Institutional designation is generally intended for Yorkville municipal facilities, Kendall County government offices, and facilities of other entities, including the Bristol-Kendall Fire Protection District, the Yorkville-Bristol Sanitary District, Yorkville Community Unit School District 115, and other government facilities.



**Parcel #02-29-300-002 aligns the 2016 Comprehensive Plan. Therefore, if the annexation and rezoning were approved, no update to the Comprehensive Plan would be necessary.**

**FUTURE ROAD CONNECTION AND LAND PLAN:**

The City’s 2016 Comprehensive Plan indicates the extension of Beecher Road from John Street to River Road, see image to the right, through two (2) of the subject parcels (PINS #02-30-400-006 and #02-31-226-002). At this time, the School District has indicated to staff at the November 13, 2025, Plan Council meeting, they do not plan to connect Beecher Road to River Road.



Additionally, the Yorkville School District 115 is not pursuing a land plan currently. Therefore, when the school submits a land plan, the plan will be reviewed by the City and likely require a Planned Unit Development due to the acreage of the property exceeding 4-acres and potential for multiple buildings on the site.

**MAP AMENDMENT REVIEW STANDARDS:**

Per Section 10-8-12 of the Yorkville Unified 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 petitioner 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 request for annexation and rezoning as it would address the need to expand the district’s facility to ensure adequate accommodations for Yorkville’s continuing growth. A public hearing was held at the January 13, 2026 City Council meeting for the annexation agreement. The final vote is scheduled for the February 10, 2026 City Council meeting.

**PROPOSED MOTION:**

*In consideration of testimony presented during a Public Hearing on January 14, 2025 and discussion of findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from the R-1 Single-Family Suburban Residence District to the PI Public Institutional District, to accommodate public school facilities for Yorkville School District 115, for three (3) parcels totaling approximately 155-acres (PINS #02-30-400-006, #02-31-226-002, and #02-29-300-002), generally located north of River Road, west of Game Farm Road, and east of Eldamain Road, subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Plan Council memo dated 10.27.25
2. Public Hearing Notice - Rezoning
3. Annexation Application
4. Rezoning Application
5. Legal Description of PINS #02-30-400-006, #02-31-226-002, and PIN #02-29-300-002
6. Plat of Annexation of PINS #02-30-400-006 and #02-31-226-002
7. Plat of Annexation of PIN #02-29-300-002



# Memorandum

To: Plan Council  
From: Sara Mendez, Senior Planner  
Date: October 27, 2025  
Subject: **PZC 2025-14 YSD 115**  
Proposed Annexation & Rezoning Request for school facilities

I have reviewed the annexation and rezoning applications for the subject parcels submitted by Heather DiVerde, 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 approval for the annexation and rezoning from the R-1 Single-Family Suburban Residence District to PI Public Institutional District of parcels #02-30-400-006 and #02-31-226-002 to accommodate public school facilities.

Based upon my review of the application documents and plans, I have compiled the following comments:

## **ANNEXATION COMMENTS:**

1. Contiguity of subject parcels #02-30-400-006 and #02-31-226-002 and Yorkville's current corporate boundary is established immediately north of John Street (Rush Copley)
2. Contiguity of subject parcel #02-29-300-002 and Yorkville's current corporate boundary is established immediately west of Game Farm Road (Yorkville School District 115 High School)
3. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city shall automatically be classified within the R-1 Single-Family Suburban Residence District.
4. **Any approval of the requested rezoning is contingent upon the approval of the annexation petition.**

## **REZONING COMMENTS:**

1. Per Table 10-3-12(B) Institutional, Public, and Utility Uses of the United City of Yorkville's Unified Development Ordinance, schools, public or private, are a permitted use in the R-1 Single-Family Suburban Residence District and PI Public Institutional District.
2. **Although schools are allowed in the R-1 district, staff is recommending the petitioner rezone all three (3) subject parcels to the PI district.**
3. **Staff is requesting the petitioner verify if they intend to rezone all three (3) parcels to the PI district or solely parcels #02-30-400-006 and #02-31-226-002.**
4. Section 10-8-12 of the Unified Development Ordinance states specific standards for rezoning which all recommendation bodied will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

## **PROPERTY BACKGROUND:**

The subject property is currently unincorporated and zoned A-1 Agricultural in Kendall County. It comprises three (3) parcels totaling approximately 155-acres.

Below is a map indicating each parcel for reference. Parcel #02-29-300-002 is adjacent to the Yorkville School District (YSD) 115 high school and includes a portion of the school building, as well as the baseball field and pickleball courts. Parcels #02-30-400-006 and #02-31-226-002 are nonadjacent to parcel #02-29-300-002 but located directly west of the high school and is utilized as farmland.



**YSD 115**

United City of Yorkville, Illinois  
 Date: September 23, 2025  
 Data: Kendall County



Due to Yorkville’s growing population, the proposed annexation and rezoning of the three (3) parcels addresses a critical community need of providing adequate space for public school facilities. According to the School District’s rezoning application, the student population has increased by 4,744 students since 2002. The last school buildings were constructed in 2009, when enrollment was approximately 5,100 students. As of 2025, the student population has reached approximately 7,151. In response to this significant growth over the past two decades, the district has emphasized the need to expand capacity at all grade levels to ensure adequate accommodations for Yorkville’s continuing development.

**GENERAL ZONING/LAND USE COMMENTS:**

Due to the subject parcels not being adjacent to each other, the following are the current immediate surrounding zoning and land uses of parcels #02-30-400-006 and #02-31-226-002 which are proposed to be rezoned:

	Zoning	Land Use
North	PI Public Institutional District	Kendall County Government Center
	B-3 General Business District (PUD)	Rush Copley
	R-3 Multi-Family Attached Residence District	Fox Hill
East	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Blackberry Woods
	R-4 General Multi-Family Residence District	Blackberry Woods
	PI Public Institutional District	Yorkville School District (YSD) 115 High School
South	R-1 Single-Family Suburban Residence District	Cemetery
	Unincorporated Kendall County	Farmland
	R-1 Single-Family Suburban Residence District	Residential
West	Unincorporated Kendall County	Farmland

While below are the current immediate surrounding zoning and land uses of parcel #02-29-300-002 which is proposed to be rezoned:

	Zoning	Land Use
North	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Blackberry Woods
	R-4 General Multi-Family Residence District	Blackberry Woods
East	PI Public Institutional District	Yorkville School District (YSD) 115 High School
	R-1 Single-Family Suburban Residence District	Cemetery
South	Unincorporated Kendall County	Farmland
West	Unincorporated Kendall County	Farmland

- a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**

**COMPREHENSIVE PLAN**

The 2016 Comprehensive Plan Update designates parcels #02-30-400-006 and #02-31-226-002 as “Estate/Conservation Residential” and parcel #02-29-300-002 “Institutional”.

The “Estate/Conservation Residential (ECR)” is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.

- a) **If the annexation and rezoning are approved, staff would seek to amend the Comprehensive Plan to reclassify the 110-acre parcel as Institutional (I) which is consistent with the proposed land use.**

The Institutional designation is generally intended for Yorkville municipal facilities, Kendall County government offices, and facilities of other entities, including the Bristol-Kendall Fire Protection District, the Yorkville-Bristol Sanitary District, Yorkville Community Unit School District 115, and other government facilities.

- a) **Parcel #02-29-300-002 aligns the 2016 Comprehensive Plan. Therefore, if the annexation and rezoning were approved, no update to the Comprehensive Plan would be necessary.**

**FUTURE LAND PLAN:**

The Yorkville School District 115 is not pursuing a land plan currently. Therefore, when the school submits a land plan, the plan will be reviewed by the City.



## ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

October 21, 2025

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
651 Prairie Pointe  
Yorkville, IL 60560

**Re: YSD 115 – River Road Annexation  
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Application for Annexation
- Application for Rezoning
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Utility atlases for the area are attached to this letter.
2. Per City ordinances, the water main will be required to be looped. The ultimate routing will depend on the final planned use of the site.
3. Existing sanitary sewer is adjacent to the site and would be available for a connection.
4. The City has been planning for the extension of Beecher Road from John Street to River Road for quite some time. It is recommended that this roadway extension still be considered. A minimum of 100' of right-of-way should be acquired for this extension.
5. River Road is currently not constructed to City standards. Considerations for reconstruction, widening and adding safety enhancements should be part of the development process.

6. The following should be considered when proceeding with development of the property:
- a. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance will be required. This will include a drain tile survey.
  - b. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
  - c. A traffic impact study should be prepared to assist in determining the level of transportation improvements required.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Ms. Sara Mendez, City Planner (via email)  
Mr. David Hansen, Senior Planner (via email)  
Ms. Jori Contrino, City Clerk (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Heather DiVerde, YSD 115 (via email)  
GRH, PGW2, EEI (via e-mail)



NO.	DATE	REVISION

DATE	DESCRIPTION	BY



- 4" SANITARY SEWER
- 6" SANITARY SEWER
- 8" SANITARY SEWER
- 10" SANITARY SEWER
- 12" SANITARY SEWER
- 14" SANITARY SEWER
- 16" SANITARY SEWER
- 18" SANITARY SEWER
- 20" SANITARY SEWER
- 21" SANITARY SEWER
- 27" SANITARY SEWER
- 24" SANITARY SEWER
- 30" SANITARY SEWER
- 36" SANITARY SEWER
- 42" SANITARY SEWER
- 48" SANITARY SEWER

Sold To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

Bill To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

## Certificate of Publication:

Order Number: 7908976  
Purchase Order: YSD 115 PZC

State of Illinois - Kendall

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 12/19/2025, and the last publication of the notice was made in the newspaper dated and published on 12/19/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Dec 19, 2025.**

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The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of December, 2025, by

**Chicago Tribune Media Group**



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Jeremy Gates

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2025-14**

**NOTICE IS HEREBY GIVEN THAT** 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.

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

**PARCEL ONE & TWO:**

The East Half of the Northeast Quarter (Except 10.41 acres on the North End thereof), and the East Half of the Southeast Quarter of Section 30, and that part of the East Half of the Northeast Quarter of Section 31 North of the Fox River, containing 20.42 acres, all in Township 37 North, Range 7 East of the Third Principal Meridian, situated in the Town of Bristol, in the County of Kendall, and State of Illinois; subject to the Right-of-Way for Highway Purposes described in Deed Record 72 Page 560 and Deed Record 98 Page 131, Records of Kendall County, Illinois.

**Exception 1**

(EXCEPTING THEREFROM) The tract of land described in the Warranty Deed, dated June 7th, 1947, Made by Edward J. Heinz and Mary D. Heinz, his wife, to Laurence J. Flynn, Alma Flynn, William C. Buckberg, recorded in Warranty Deed Record 97 Page 435, Records of Kendall County, Illinois.

**Exception 2**

(AND EXCEPTING) That part of the East Half of the Southeast Quarter of Section 30 and of the East Half of the Northeast Quarter of Section 31, Township 37 North Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 31; thence South along the East line of said Section 31, 277.6 feet to the centerline of the North River road; thence South 86 degrees 06 minutes 00 seconds West along said Centerline 746.6 feet; thence South 84 degrees 36 minutes 00 seconds West along said Centerline 292.35 feet for the Point of Beginning; thence North 00 degrees 53 minutes 00 seconds East 403.95 feet; thence North 87 degrees 12 minutes 00 seconds West 295.1 feet to the West line of the Southeast Quarter of the East Half of said Section 30; thence South 00 degrees 53 minutes 00 seconds West along said West line and the West line of the East Half of the Northeast Quarter of Section 31, 454 feet to said Centerline of North River Road; thence North 82 degrees 46 minutes 00 seconds East along said centerline 202.65 feet; thence North 84 degrees 23 minutes 00 seconds East along said Centerline 93.7 feet to the Point of Beginning, in the Township of Bristol, Kendall County, Illinois.

**Exception 3**

(AND ALSO EXCEPTING) That part of the Northeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00degrees 39 minutes 10 seconds East along the East line of said Northeast Quarter 278.00 feet to the North Right-of-Way

said Northeast Quarter 376.70 feet to the North Right-of-Way line of U.S. Route No. 34 for a Point of Beginning; thence South 00 degrees 39 minutes 10 seconds East along said East line, 1532.20 feet; thence South 89 degrees 05 minutes 00 seconds West 1322.55 feet to the West line of the East Half of said Northeast Quarter; thence Northerly along said West line, 1670.29 feet to said North Right-of-Way line; thence Easterly along said North line, 1330.88 feet to said North Right-of-Way line; Thence Easterly along said North line, 1330.88 feet to the Point of beginning in Bristol Township, Kendall County, Illinois and containing 48.647 acres.

#### Exception 4

(AND ALSO EXCEPTING) That part of the East Half of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at a found Stone at the Southeast corner of said Section 30; thence North 01 degree 10 minutes 20 seconds West along the East line of said Section 30, a distance of 2650.43 feet to the East Quarter corner of said Section 30 for the Point of Beginning; thence South 01 degrees 10 minutes 20 seconds East along said East line, 502.04 feet; thence South 88 degrees 45 minutes 41 seconds West 2.48 feet; thence North 01 degree 14 minutes 18 seconds West, 1241.43 feet; thence North 88 degrees 29 minutes 52 seconds East, 2.19 feet to a point on said East line, said Point being 739.40 feet Northerly of said East Quarter corner; thence South 01 degree 18 minutes 22 seconds East along said East line, 739.40 feet to the Point of Beginning, all in Township of Bristol, Kendall County, Illinois.

#### SCHEDULE B - PART II

##### General Exceptions

1. Rights or claims of parties in possession not shown by Public Records (Not known to surveyor at time of Survey.)
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Not known to the surveyor at time of Survey.)
3. Easements, or claims of easements, not shown by the Public Records. (Not known to surveyor at time of Survey.)
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records (Not known to surveyor at time of Survey.)
5. Taxes or special assessments which are not shown as existing liens by the Public Records (Not known to surveyor at time of Survey.)
21. Rights of the Public, the State of Illinois, and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein. North River Road: County of Kendall (As shown on Survey.)
22. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any. (As shown on Survey.)
24. Easement Contract Grant of Permanent Sewer and Water easement and Temporary Construction Easement recorded July 27, 1994 as document 9407616 (1994-07616), made by Merchants National Bank of Aurora, as Trustee under Trust Agreement dated October 2, 1973 and known as Trust Number 2175 to the City of Yorkville, a municipal corporation of Illinois (As shown on Survey.)
25. Water lines and manholes appurtenant to the easement shown above, as shown on Plat of Survey made by R.B. & Associates Land Surveyors, Inc. dated February 26, 2004 JOB#2004-11888-001 b (As shown on Survey.)
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Illinois

# CHICAGO TRIBUNE

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Bell Telephone Company, its successors and assigns.

Purpose: Easement

Recording Date: February 27, 1974

Recording No.: 74-752

Affects: The S1/2 (South Half) of a public road known as U.S.Route 34 in the East 1/2 (East Half) of the NE 1/4 (Northeast Quarter) 30-37-7 (Section 30, Township 37 North, Range 7 East) (Easement is in no part contained within the bounds of this parcel. See description and area marked "Exception 3", wherein above easement is contained in-whole or in-part.)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Yorkville-Bristol Sanitary District

Purpose: Easement

Recording Date: December 14, 2004

Recording No.: 200400034866

(As shown on Survey.)

PARCEL THREE:

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

**PINS: 02-30-400-006, 02-31-226-002, and 02-29-300-002**

A copy of the application 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, January 14, 2026 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

**CHICAGO TRIBUNE**

media group

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014



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 ANNEXATION

## INTENT AND PURPOSE

The purpose of this application is to allow unincorporated land that is contiguous and adjacent to the Yorkville corporate limits to annex into the City. All newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance (R-1 Single-Family Suburban Residence District). Therefore, all voluntary annexation petitions which are seeking a different zoning classification will have to adhere to the rezoning process outlined in "Title 10, Chapter 8, Section 12: Map Amendments."

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 10, Chapter 8, Section 13 Annexations" 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 requests 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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651 Prairie Pointe Drive  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR ANNEXATION

## 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

### CITY COUNCIL PUBLIC HEARING

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

If there is **not a request for rezoning or variances as part of an Annexation Agreement**, then the request does not require a public hearing and the petitioner will proceed directly to Step 5.

If there is **a request for rezoning or variances as part of an Annexation Agreement**, a public hearing conducted by the City Council is required. 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. The City Council will hold a public hearing on the request, take public comments and discuss the request.

## STEP 5

### CITY COUNCIL

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

The petitioner will attend the City Council meeting where the annexation request will be reviewed. Depending on the complexity of the request this meeting may be held at the same meeting of the public hearing. 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.

## NECESSARY NOTIFICATIONS

The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least ten (10) days prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

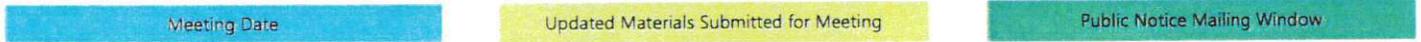
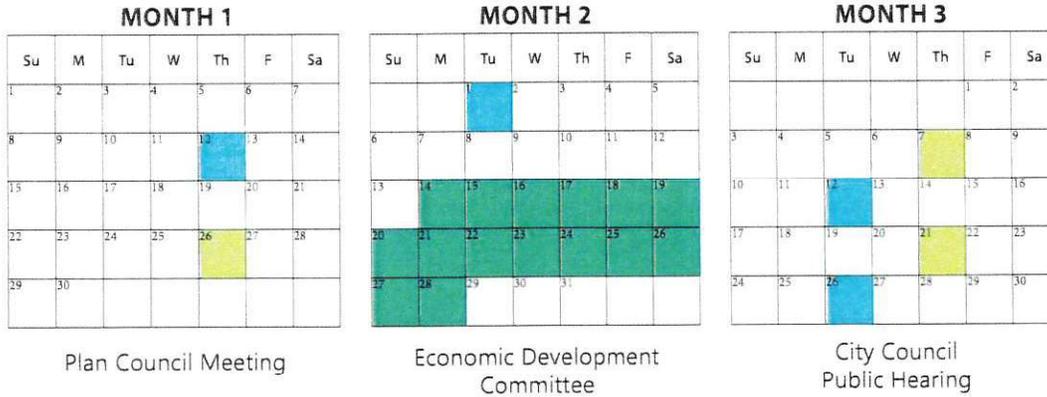
- Trustees of the fire protection district
- Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk, if land to be annexed includes any highway under township jurisdiction



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 651 Prairie Pointe Drive  
 Yorkville, Illinois, 60560  
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 Fax: 630-553-7375  
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# APPLICATION FOR ANNEXATION

## SAMPLE MEETING SCHEDULE



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 ANNEXATION

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input checked="" 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: \$ 500
<b>ANNEXATION</b>	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,300.25
$\begin{array}{r} 110.025 \\ - 5 = \\ \hline \end{array} = \begin{array}{r} 105.025 \\ \text{Acres over 5} \end{array} \times \$10 = \begin{array}{r} 1,050.25 \\ \text{Amount for Extra Acres} \end{array} + \$250 = \$ \begin{array}{r} 1,300.25 \\ \text{Total Amount} \end{array}$			
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,250.25
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\begin{array}{r} 110.025 \\ - 5 = \\ \hline \end{array} = \begin{array}{r} 105.025 \\ \text{Acres over 5} \end{array} \times \$10 = \begin{array}{r} 1,050.25 \\ \text{Amount for Extra Acres} \end{array} + \$200 = \$ \begin{array}{r} 1,250.25 \\ \text{Total Amount} \end{array}$			
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\begin{array}{r} \phantom{110.025} \\ - 5 = \\ \hline \end{array} = \begin{array}{r} \phantom{105.025} \\ \text{Acres over 5} \end{array} \times \$10 = \begin{array}{r} \phantom{1,050.25} \\ \text{Amount for Extra Acres} \end{array} + \$250 = \$ \begin{array}{r} \phantom{1,300.25} \\ \text{Total Amount} \end{array}$			
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<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: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$
<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			\$1,000.00 \$2,500.00 \$5,000.00
<b>TOTAL AMOUNT DUE:</b>			<b>\$3,050.50</b>



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

# APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
<b>PETITIONER INFORMATION</b>		
NAME: Heather DiVerde	COMPANY: Yorkville School District 115	
MAILING ADDRESS: 800 Game Farm Road		
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME	630-553-4382
EMAIL: hdiverde@y115.org	FAX: 630-553-4398	
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Board of Education of Yorkville School District 115		
IS THE PROPERTY OCCUPIED OR VACANT: Vacant		
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: NA		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: NA		
PROPERTY STREET ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: See Attached Legal Description. South of Route 34, North of River Road, West of Beecher Road, Extended		
CURRENT ZONING CLASSIFICATION: Unincorporated; Agricultural		
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>		
NORTH: PUD: B-3 General Business District; PI: Public Institutional District		
EAST: R-4: General Multi-Family Residence District; R-2: Single Family Traditional Residence District		
SOUTH: Not Contiguous; R-2: Single Family Traditional Residence District		
WEST: Unincorporated; Agricultural		
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>		
02-30-400-006	02-31-226-002	02-29-300-002



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# APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.  
Rezoning to PI: Public Institutional District

## ATTORNEY INFORMATION

NAME: Kerry B. Pipal

COMPANY: Hodges | Loizzi

MAILING ADDRESS: 500 Park Boulevard, Suite 1000

CITY, STATE, ZIP: Itasca, IL 60143

TELEPHONE: 847-670-9000

EMAIL: kpipal@hlerk.com

FAX: 847-670-7334

## ENGINEER INFORMATION

NAME: Scott DiGilio

COMPANY: RTM Engineering Consultants

MAILING ADDRESS: 1933 North Meacham Road

CITY, STATE, ZIP: Schaumburg, IL 60173

TELEPHONE: 847-756-4180

EMAIL: SDiGilio@RTMEC.com

FAX: ———

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Kenneth A. Giordano

COMPANY: Illinois Valley Surveying and Consultants, Inc

MAILING ADDRESS: 2584 East 350th Road, Suite 100

CITY, STATE, ZIP: Oglesby, IL 61348

TELEPHONE: 815-780-8344

EMAIL: k.giordano@ivsurveying.com

FAX: 630-552-7452

## ATTACHMENTS

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

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. Attach as a separate petition titled as "Exhibit C".



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 Yorkville, Illinois, 60560  
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# APPLICATION FOR ANNEXATION

## 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.

*Heath L. Q. Verde*  
 \_\_\_\_\_  
 PETITIONER SIGNATURE

10.16.25  
 \_\_\_\_\_  
 DATE

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

*John A. Schulz*  
 \_\_\_\_\_  
 OWNER SIGNATURE

10/16/25  
 \_\_\_\_\_  
 DATE

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



*Catherine Renee Davis*  
10/16/25



United City of Yorkville  
 800 Game Farm Road  
 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: 11067-11087 River Rd. Plano, IL 605
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797 Game Farm Road, Yorkville, IL60560

**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: Heather DiVerde	COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-4382
EMAIL: ddiverde@y115.org	FAX: 630-553-4398

**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.

Heather DiVerde  
 PRINT NAME

[Signature]  
 SIGNATURE\*

Executive Director  
 TITLE of Facility Operations

10.16.25  
 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	



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Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR PUBLIC HEARING SIGN

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>	
SITE ADDRESS: 11067-11087 River Road, Plano, IL 60545		PARCEL NUMBER: 02-30-400-006/02-31-226-00 02-29-300-002	
SUBDIVISION: NA		LOT/UNIT: NA	
<b>APPLICANT INFORMATION</b>			
NAME: Heather DiVerde		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-4382	
ADDRESS: 800 Game Farm Road		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS hdiverde@y115.org	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX: 630-553-4398	
<b>SIGN INFORMATION</b>			
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		10.16.25 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____ PZC# _____			



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# 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.



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

## 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

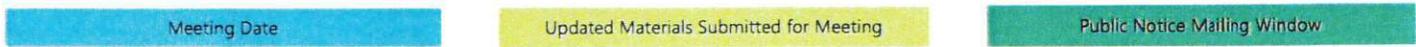
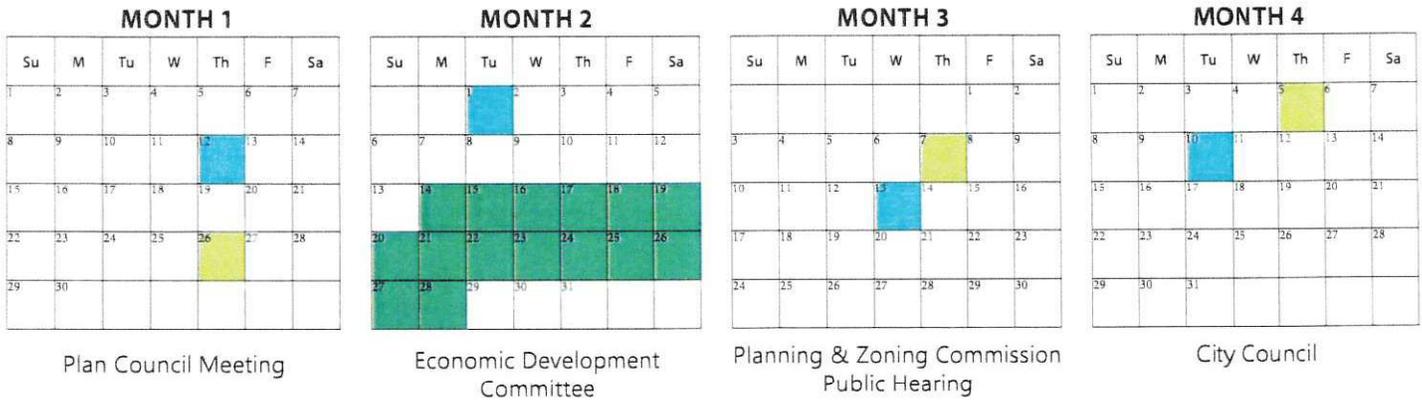
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



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## SAMPLE MEETING SCHEDULE



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			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</small>		Total: \$
<b>REZONING</b>	<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 = \$ _____ <small># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</small>		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</small>		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<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: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			



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# APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
<b>PETITIONER INFORMATION</b>		
NAME: Heather DiVerde		COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road		
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-533-4382
EMAIL: hdiverde@y115.org		FAX: 630-553-4398
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Board of Education of Yorkville Community School District 115		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: NA		
PROPERTY STREET ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: See Attached Legal Description. South of Route 34, North of River Road, West of Beecher Road, Extended		
CURRENT ZONING CLASSIFICATION: Unincorporated, Agricultural		REQUESTED ZONING CLASSIFICATION: PI: Public Institutional District
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 110.025
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>		
NORTH: PUD: B-3 General Business District; PI: Public Institutional District		
EAST: R-4: General Multi-Family Residence District; R-2: Single Family Traditional Residence District		
SOUTH: Not Contiguous; R-2: Single Family Traditional Residence District		
WEST: Unincorporated; Agricultural		
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>		
02-30-400-006	02-31-226-002	



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# APPLICATION FOR REZONING

<b>ATTORNEY INFORMATION</b>	
NAME: Kerry B. Pipal	COMPANY: Hodges   Loizzi
MAILING ADDRESS: 500 Park Boulevard, Suite 1000	
CITY, STATE, ZIP: Itasca, IL 60143	TELEPHONE: 847-670-9000
EMAIL: kpipal@hlerk.com	FAX: 847-670-7334
<b>ENGINEER INFORMATION</b>	
NAME: Scott DiGilio	COMPANY: RTM Engineering Consultants
MAILING ADDRESS: 1933 North Meacham Road	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: 847-756-4180
EMAIL: SDiGilio@RTMEC.com	FAX: ———
<b>LAND PLANNER/SURVEYOR INFORMATION</b>	
NAME: Kenneth A. Giordano	COMPANY: Illinois Valley Surveying and Consultants, Inc.
MAILING ADDRESS: 2584 East 350th Road, Suite 100	
CITY, STATE, ZIP: Oglesby, IL 61348	TELEPHONE: 815-780-8344
EMAIL: k.giordano@ivsurveying.com	FAX: 630-552-7452
<b>ATTACHMENTS</b>	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>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".</p>	



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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:

The proposed map amendment aligns with the Comprehensive Plan by supporting the development of public institutional facilities, such as schools, which are recognized as essential community services. The rezoning to the PI (Public Institutional) District is consistent with the Unified Development Ordinance's purpose of accommodating properties operated by public entities to provide necessary services. This amendment also reflects the Comprehensive Plan's emphasis on rational land use planning and the provision of infrastructure to support community growth.

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

The map amendment is compatible with the surrounding land uses and zoning, as the parcel is transitioning from agricultural use to a public institutional designation. This change supports the planned growth of Yorkville, addressing the need for additional school facilities due to population increases. The proposed zoning ensures that the property will serve the community while maintaining harmony with nearby residential and agricultural areas, as outlined in the Comprehensive Plan and zoning standards.

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

The subject property is highly suitable for the proposed PI (Public Institutional) zoning district. As a 110.025-acre parcel of former agricultural land, it provides ample space to accommodate public school facilities that are essential for serving the growing Yorkville community. The property's location aligns with the Comprehensive Plan's goals of supporting community infrastructure and ensuring accessibility to public services. Additionally, the transition from agricultural use to institutional use is consistent with the area's development trends and the Unified Development Ordinance's intent to provide necessary services while maintaining compatibility with surrounding land uses.

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:

The proposed map amendment will not result in an individual parcel zoned in a district that is not shared by adjacent parcels. The rezoning to the PI (Public Institutional) District aligns with the surrounding land use patterns and planned developments, as outlined in the Comprehensive Plan. Adjacent parcels are either currently zoned for compatible uses or are planned for similar public, institutional, or community-serving purposes, ensuring continuity and integration with the broader zoning framework.



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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:

The proposed parcel(s) to be rezoned will meet the minimum frontage and area requirements of the PI (Public Institutional) zoning district as specified in Section 10-3-9(A) of the Unified Development Ordinance. The parcel's size of 110.025 acres exceeds the minimum area requirements, and its configuration ensures compliance with frontage standards. No relief or variations are anticipated to be necessary under Section 10-8-9, as the property is well-suited to meet all zoning requirements for the proposed district.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed land use addresses a critical community need by providing space for public school facilities to accommodate Yorkville's growing population. The student population since 2002 has grown by 4,744 students. The last buildings were constructed in 2009 when the student population was 5,100. The student population as of 2025 is 7,151. The District needs to increase the capacity across all grade levels. As highlighted in the Comprehensive Plan, the city is experiencing significant residential growth, leading to increased demand for educational infrastructure. Rezoning the parcel to the PI (Public Institutional) District ensures the community has the necessary resources to support current and future students, aligning with the city's vision for sustainable development and enhanced public services. This land use will directly contribute to the well-being and educational success of Yorkville's residents.

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 subject property has not been vacant in the traditional sense. The property has historically been agricultural. Farmed as a family farm for generations and served the broader community in a different way. The subject property is well suited for development as public infrastructure for the Yorkville School District.



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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.

*Heav S D Rude*  
 PETITIONER SIGNATURE

10.16.25  
 DATE

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

*John A. Schuch*  
 OWNER SIGNATURE

10/16/25  
 DATE

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



*Catherine Renee  
 Davis  
 10/16/25*



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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 11067 - 11087 River Road, Plano, IL 60545 797 Game Farm Road, Yorkville, IL60560
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**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: Heather DiVerde	COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-533-4382
EMAIL: hdiverde@y115.org	FAX: 630-553-4398

**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.

Heather DiVerde

Director of Facility Operations, CPS

PRINT NAME

TITLE

*Heather DiVerde*

10.14.25

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	Less than two (2) acres
Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres
Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres
Over forty (40) acres, but less than one hundred (100)	
In excess of one hundred (100.00) acres	

\$5,000  
 \$10,000  
 \$15,000  
 \$20,000  
 \$25,000

\$1,000  
 \$2,500  
 \$5,000

**CERTIFIED MAILING  
AFFIDAVIT**

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KENDALL )

I/We, Heather DiVerde, 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

16 day of October, 2025

  
Notary Public





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Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR PUBLIC HEARING SIGN

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>	
SITE ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		PARCEL NUMBER: 02-30-400-006, 02-31-226-002 ar 02-29-300-002	
SUBDIVISION:		LOT/UNIT:	
<b>APPLICANT INFORMATION</b>			
NAME: Heather DiVerde		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-4382	
ADDRESS: 800 Game Farm Road		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS hdiverde@y115.org	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX: 630-553-4398	
<b>SIGN INFORMATION</b>			
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		10.16.25 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	

parcels #02-30-400-006 & #02-31-226-002

**Exhibit A**

STATE OF ILLINOIS )

)SS

COUNTY OF LASALLE )

To: CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA, and NSPS, and does not include Table A items. The initial fieldwork was completed on 09/06/2024.

Legal Description as Provided on Title Commitment

The East Half of the Northeast Quarter (Except 10.41 acres on the North End thereof), and the East Half of the Southeast Quarter of Section 30, and that part of the East Half of the Northeast Quarter of Section 31 North of the Fox River, containing 20.42 acres, all in Township 37 North, Range 7 East of the Third Principal Meridian, situated in the Town of Bristol, in the County of Kendall, and State of Illinois; subject to the Right-of-Way for Highway Purposes described in Deed Record 72 Page 560 and Deed Record 98 Page 131, Records of Kendall County, Illinois.

Exception 1

(EXCEPTING THEREFROM) The tract of land described in the Warranty Deed, dated June 7th, 1947, Made by Edward J. Heinz and Mary D. Heinz, his wife, to Laurence J. Flynn, Alma Flynn, William C. Buckberg, recorded in Warranty Deed Record 97 Page 435, Records of Kendall County, Illinois.

Exception 2

(AND EXCEPTING) That part of the East Half of the Southeast Quarter of Section 30 and of the East Half of the Northeast Quarter of Section 31, Township 37 North Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 31; thence South along the East line of said Section 31, 277.6 feet to the centerline of the North River road; thence South 86 degrees 06 minutes 00 seconds West along said Centerline 746.6 feet; thence South 84 degrees 36 minutes 00 seconds West along said Centerline 292.35 feet for the Point of Beginning; thence North 00 degrees 53 minutes 00 seconds East

403.95 feet; thence North 87 degrees 12 minutes 00 seconds West 295.1 feet to the West line of the Southeast Quarter of the East Half of said Section 30; thence South 00 degrees 53 minutes 00 seconds West along said West line and the West line of the East Half of the Northeast Quarter of Section 31, 454 feet to said Centerline of North River Road; thence North 82 degrees 46 minutes 00 seconds East along said centerline 202.65 feet; thence North 84 degrees 23 minutes 00 seconds East along said Centerline 93.7 feet to the Point of Beginning, in the Township of Bristol, Kendall County, Illinois.

Exception 3

(AND ALSO EXCEPTING) That part of the Northeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00 degrees 39 minutes 10 seconds East along the East line of said Northeast Quarter 378.90 feet to the North Right-of-Way line of U.S. Route No. 34 for a Point of Beginning; thence South 00 degrees 39 minutes 10 seconds East along said East line, 1532.20 feet; thence South 89 degrees 05 minutes 00 seconds West 1322.55 feet to the West line of the East Half of said Northeast Quarter; thence Northerly along said West line, 1670.29 feet to said North Right-of-Way line; thence Easterly along said North line, 1330.88 feet to said North Right-of-Way line; Thence Easterly along said North line, 1330.88 feet to the Point of beginning in Bristol Township, Kendall County, Illinois and containing 48.647 acres.

Exception 4

(AND ALSO EXCEPTING) That part of the East Half of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at a found Stone at the Southeast corner of said Section 30; thence North 01 degree 10 minutes 20 seconds West along the East line of said Section 30, a distance of 2650.43 feet to the East Quarter corner of said Section 30 for the Point of Beginning; thence South 01 degrees 10 minutes 20 seconds East along said East line, 502.04 feet; thence South 88 degrees 45 minutes 41 seconds West 2.48 feet; thence North 01 degree 14 minutes 18 seconds West, 1241.43 feet; thence North 88 degrees 29 minutes 52 seconds East, 2.19 feet to a point on said East line, said Point being 739.40 feet Northerly of said East Quarter corner; thence South 01 degree 18 minutes 22 seconds East along said East line, 739.40 feet to the Point of Beginning, all in Township of Bristol, Kendall County, Illinois.

SCHEDULE B - PART II

## General Exceptions

1. Rights or claims of parties in possession not shown by Public Records (Not known to surveyor at time of Survey.)
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Not known to surveyor at time of Survey.)
3. Easements, or claims of easements, not shown by the Public Records. (Not known to surveyor at time of Survey.)
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records (Not known to surveyor at time of Survey.)
5. Taxes or special assessments which are not shown as existing liens by the Public Records (Not known to surveyor at time of Survey.)
21. Rights of the Public, the State of Illinois, and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein. North River Road: County of Kendall (As shown on Survey.)
22. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any. (As shown on Survey.)
24. Easement Contract Grant of Permanent Sewer and Water easement and Temporary Construction Easement recorded July 27, 1994 as document 9407616 (1994-07616), made by Merchants National Bank of Aurora, as Trustee under Trust Agreement dated October 2, 1973 and known as Trust Number 2175 to the City of Yorkville, a municipal corporation of Illinois (As shown on Survey.)
25. Water lines and manholes appurtenant to the easement shown above, as shown on Plat of Survey made by R.B. & Associates Land Surveyors, Inc. dated February 26, 2004 JOB#2004-11888-001 b (As shown on Survey.)
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Illinois Bell Telephone Company, it's successors and assigns.

Purpose: Easement

Recording Date: February 27, 1974

Recording No.: 74-752

Affects: The S1/2 (South Half) of a public road known as U.S.

Route 34 in the East 1/2 (East Half) of the NE 1/4 (Northeast Quarter) 30-37-7 (Section 30, Township 37 North, Range 7 East) (Easement is in no part contained within the bounds of this parcel. See description and area marked "Exception 3", wherein above easement is contained in-whole or in-part.)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Yorkville-Bristol Sanitary District

Purpose: Easement

Recording Date: December 14, 2004

Recording No.: 200400034866

(As shown on Survey.)

YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT

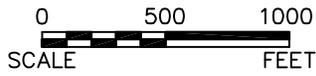
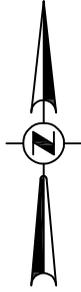
PARCEL 02-29-300-002

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

# PLAT OF ANNEXATION

## TO THE UNITED CITY OF YORKVILLE

### KENDALL COUNTY, ILLINOIS



P.I.N.S 02-30-400-006  
02-31-226-002

STATE OF ILLINOIS )  
COUNTY OF KENDALL )<sup>ss</sup>

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE UNITED CITY OF YORKVILLE, ILLINOIS BY ORDINANCE No. \_\_\_\_\_, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

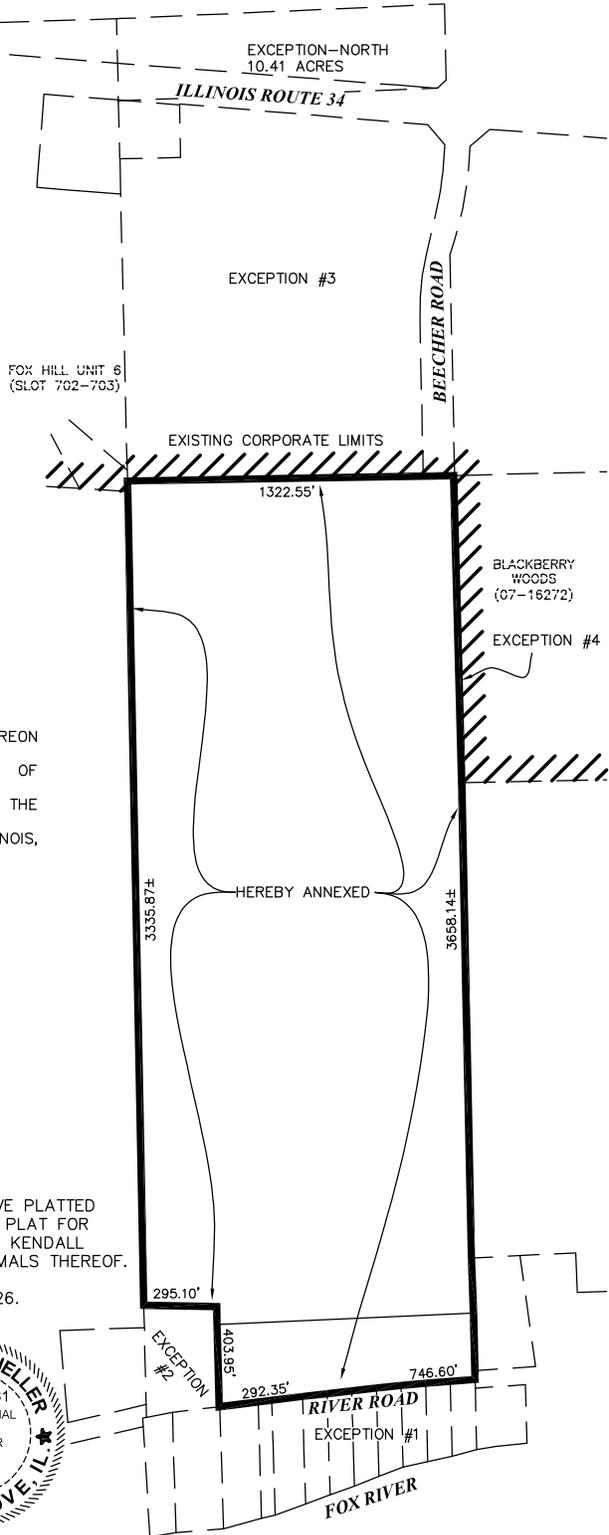
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CITY CLERK

STATE OF ILLINOIS )  
COUNTY OF KANE )<sup>S.S.</sup>

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 6th DAY OF JANUARY 2026.

BY:   
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581  
(EXP. 11/30/26)



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

PROJECT NO: Y02529  
FILE NO: Y02529 ANNEX 02-31-226-002

# PLAT OF ANNEXATION TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT 10.41 ACRES ON THE NORTH END THEREOF), AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31 NORTH OF THE FOX RIVER, CONTAINING 20.42 ACRES, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE TOWN OF BRISTOL, IN THE COUNTY OF KENDALL, AND STATE OF ILLINOIS; SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY PURPOSES DESCRIBED IN DEED RECORD 72 PAGE 560 AND DEED RECORD 98 PAGE 131, RECORDS OF KENDALL COUNTY, ILLINOIS.

#### EXCEPTION 1

(EXCEPTING THEREFROM) THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED, DATED JUNE 7TH, 1947, MADE BY EDWARD J. HEINZ AND MARY D. HEINZ, HIS WIFE, TO LAURENCE J. FLYNN, ALMA FLYNN, WILLIAM C. BUCKBERG, RECORDED IN WARRANTY DEED RECORD 97 PAGE 435, RECORDS OF KENDALL COUNTY, ILLINOIS.

#### EXCEPTION 2

(AND EXCEPTING) THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30 AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 31, 277.6 FEET TO THE CENTERLINE OF THE NORTH RIVER ROAD; THENCE SOUTH 86 DEGREES 06 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 746.6 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 292.35 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST 403.95 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 00 SECONDS WEST 295.1 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, 454 FEET TO SAID CENTERLINE OF NORTH RIVER ROAD; THENCE NORTH 82 DEGREES 46 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 202.65 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 93.7 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

#### EXCEPTION 3

(AND ALSO EXCEPTING) THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 378.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE NO. 34 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE, 1532.20 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 1322.55 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 1670.29 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID NORTH LINE, 1330.88 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID NORTH LINE, 1330.88 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 48.647 ACRES.

#### EXCEPTION 4

(AND ALSO EXCEPTING) THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 01 DEGREE 10 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 2650.43 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 30 FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, 502.04 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 41 SECONDS WEST 2.48 FEET; THENCE NORTH 01 DEGREE 14 MINUTES 18 SECONDS WEST, 1241.43 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 52 SECONDS EAST, 2.19 FEET TO A POINT ON SAID EAST LINE, SAID POINT BEING 739.40 FEET NORTHERLY OF SAID EAST QUARTER CORNER; THENCE SOUTH 01 DEGREE 18 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE, 739.40 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS



## Engineering Enterprises, Inc. CONSULTING ENGINEERS

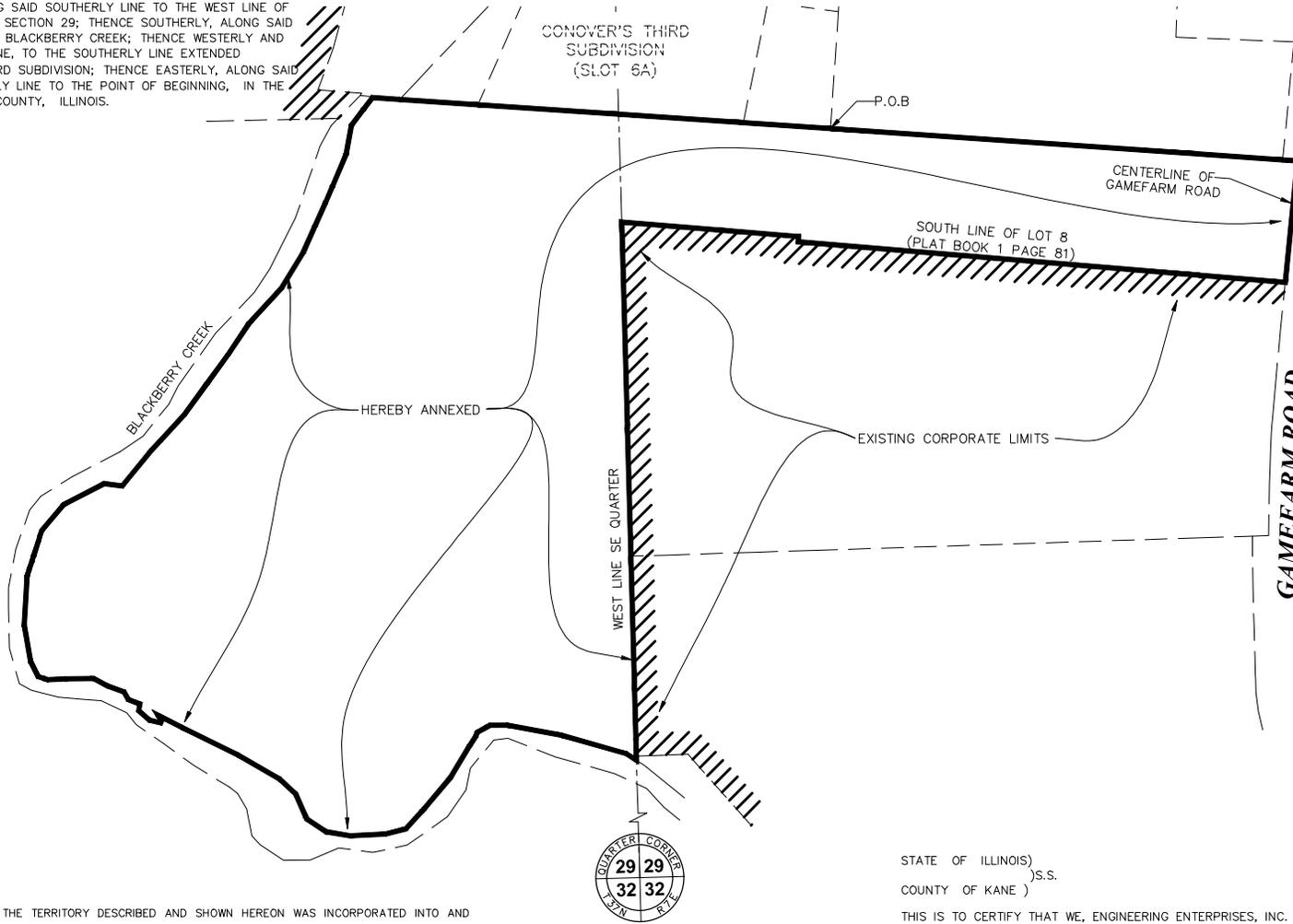
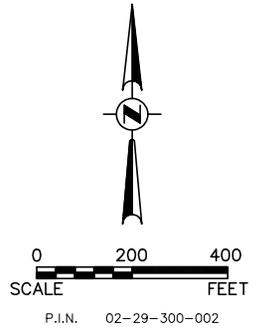
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / [www.eeiweb.com](http://www.eeiweb.com)

PROJECT NO: Y02529  
FILE NO: Y02529 ANNEX 02-31-226-002

LEGAL DESCRIPTION:

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

# PLAT OF ANNEXATION TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS



STATE OF ILLINOIS )  
COUNTY OF KENDALL )ss

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE UNITED CITY OF YORKVILLE, ILLINOIS BY ORDINANCE No. \_\_\_\_\_, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CITY CLERK

STATE OF ILLINOIS )  
COUNTY OF KANE )S.S.

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 25th DAY OF SEPTEMBER 2025.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581  
(EXP. 11/30/26)



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

**UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS**

NO.	DATE	REVISIONS

DATE: SEPTEMBER 25, 2025  
PROJECT NO. Y02529  
FILE NO Y02529 ANNEX HS  
**PAGE 1 OF 1**