

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 2, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Matt Marek
Alderman Joe Plocher

Absent: Alderman Rusty Hyett

Other City Officials

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

Other Guests

Heather DiVerde, Yorkville School District #115
Matt Zediker, Yorkville School District #115
Kerry Pipal, Attorney for Yorkville School District #115, via Zoom
Shannon Westberg, Green Door Capital
Matt Gilbert, Green Door Capital
Jessica/Caledonia resident, via Zoom
Sean Reynolds, JLL, via Zoom
Sam Dunkin, JLL, via Zoom

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

Citizen Comments None

Minutes for Correction/Approval October 7, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-80 Building Permit Reports for September and October 2025

Mr. Ratos reported 130 new building permits in September and of those, 12 were single family detached and 26 for single family attached. He said the single family attached were primarily in Grande Reserve North. In October, 164 permits were issued with 20 of those single family detached, and 41 single family attached mostly in Grande Reserve. There were also 13 commercial permits. No further discussion or action.

2. 2025-81 Building Inspection Reports for September and October 2025

There were 648 inspections in September and 820 in October. Most were for single family homes, fences, and decks.

3. EDC 2025-82 Property Maintenance Reports for September and October 2025

Mr. Ratos said many cases were heard in September. A fine of \$3,150 each was assessed for several townhomes not being worked on which had broken windows and doors. In October \$36,000 in citations and fines were issued for weeds and grass for that property which consists of 180 individual lots. Also in September, \$35,000 in fines was paid by the former owner of a property on Bluestem and that property has now been sold. Also, Target incurred a fine for a non-stop leak not fixed.

4. EDC 2025-83 Economic Development Reports for October and November 2025

Ms. Gregory said many businesses opened in this time period, including Costco. She also referred the committee to her report.

5. EDC 2025-84 Meyer Data Center - Rezoning

Ms. Mendez said the petitioner paused the rezoning application on September 18. They have now resumed it and wish to rezone only the 2 western parcels (91 acres) to M-2. Their decision to rezone the western parcels reflects EDC feedback. For the remaining 37-acre eastern parcel, staff is recommending rezoning it from R-4 to A-1 or OS. This would provide a buffer between Caledonia residents and a future data center. Staff also recommends a development agreement to ensure no other manufacturing uses are allowed on the 2 western parcels and a 500-foot minimum building separation from any future residential structure is maintained if it is rezoned to A-1. The petitioner is requesting to be placed on the January 14, 2026 PZC meeting agenda for the rezoning. In the meantime, they will conduct their public meeting. An updated land plan has also been submitted.

Ms. Shannon Westberg, representing Green Door Capital, said there are 2 issues to discuss: zoning and down-zoning. She said they would like flexibility to market the property if it is not developed as a data center and they also want to preserve the value of the land. Ms. Noble said the city would not want to have M-2 and R-4 zoning next to each other which is not consistent with regulations. She said the city is maintaining its position of recommending a down-zoning of the M-2 to ag or open space if it is not used for a data center. Mr. Gilbert inquired if they would be able to rezone the 37 acres back to residential use if they rezoned all properties to residential. He said it would be a major concession to not rezone the 37 acres. Ms. Noble said that stipulation could be written into a development agreement.

A resident of Caledonia, Jessica, asked if there is a company tied to the petition or is the data center a hypothetical plan. She asked if it were to be rezoned, would the data center be closer to the residential area, which it would not. She said the potential rezoning is of concern to the Caledonia residents. Alderman Koch said the developer would meet with Caledonia residents before moving ahead with any plans. Alderman Plocher recommended the rezoning not be residential and suggested language stating if there is no movement in 20 years, that it be zoned Ag. Mr. Gilbert asked if the ag use could be applied to the east portion since they would like to continue the farming there to cover the taxes. He also asked about the Rob Roy Creek deforestation and if there are plans to let it grow back naturally. It is handled by the Drainage District and Ms. Noble will find the answer for this question. Mr. Ratos said they had to clear it due to restrictions and so that it does not clog the creek

6. EDC 2025-85 Yorkville School District 115 – Annexation and Rezoning

Ms. Mendez presented this request from the school district. They wish to annex 3 parcels totaling 155 acres located north of River Rd., west of Game Farm Rd. and east of Eldamain Rd. They seek rezoning from R-1 to P-I for school facilities. The property is currently A-1 in Kendall County. Due to the growing city population, this petition addresses the need for additional facilities for a student population of 7,151 students. She detailed the contiguity of the properties, the rezoning, and Comp Plan. The school district will submit a land plan and this item moves forward to a Public Hearing at City Council on January 13 for annexation and then to Planning and Zoning on January 14 for rezoning.

School district representatives Heather DiVerde and Matt Zediker said new buildings will be built on the properties. Ms. DiVerde said discussions have been held with the fire district and land may be donated to them for a new fire station. She also said they do not plan on extending Beecher Rd. all the way south to River Rd. Mr. Plocher noted it had been discussed as an emergency exit.

7. EDC 2025-86 Meeting Schedule for 2026

The committee approved the meeting schedule presented.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:34pm.

Minutes respectfully submitted by Marlys Young, Minute Taker