

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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PZC - Public Hearing - November 12, 2025

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