



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
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www.yorkville.il.us

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, February 11, 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: January 14, 2026

Citizen's Comments

Public Hearings

1. **PZC 2025-16 Vera Pleva**, petitioner, on behalf of GLP Real Estate, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from twenty-five (25) feet to five (5) feet for a parcel located at 202 Wolf Street. The variance is being requested to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business on the property. The real property, zoned M-1 Limited Manufacturing District, is immediately south of Wolf Street and approximately 900 feet east of Illinois Route 47 (South Bridge Street) within the Fox Industrial Park subdivision.

Unfinished Business

New Business

1. **PZC 2025-16 Vera Pleva**, petitioner, on behalf of GLP Real Estate, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from twenty-five (25) feet to five (5) feet for a parcel located at 202 Wolf Street. The variance is being requested to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business on the property. The real property, zoned M-1 Limited Manufacturing District, is immediately south of Wolf Street and approximately 900 feet east of Illinois Route 47 (South Bridge Street) within the Fox Industrial Park subdivision.

Action Item

Variance

Additional Business

1. **Year in Review 2025**
<https://maps.yorkville.il.us/?page=2025-Year-in-Review>

2. City Council Action Updates

- a. **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

- b. **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

Adjournment